


This instrument prepared by:  
John Hollis Jackson, Jr.  
Jackson & Jackson, LLP  
P. O. Box 1818  
Clanton, AL 35046

  
20171213000445020 1/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/13/2017 01:19:46 PM FILED/CERT

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-Five Thousand and no/100 (\$65,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Helen S. Hornyak and husband, Paul S. Hornyak** (herein referred to as grantors), do grant, bargain, sell and convey unto **Porfirio Morales Juarez and Rosalina Barragan Sanchez** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of Lots 13 and 14 in Block 1 of Bozeman's Survey of Wilton, Alabama, described as commencing at the Southwest Corner of Lot 9 in Block No. 1; thence East along the North side of Birmingham Street 732 feet to an iron pin and the Point of Beginning; thence East along said street 100 feet to an iron pin; thence North 152.4 feet to an iron pin; thence West 100 feet to an iron pin; thence South 152.4 feet back to the Point of Beginning.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$55,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

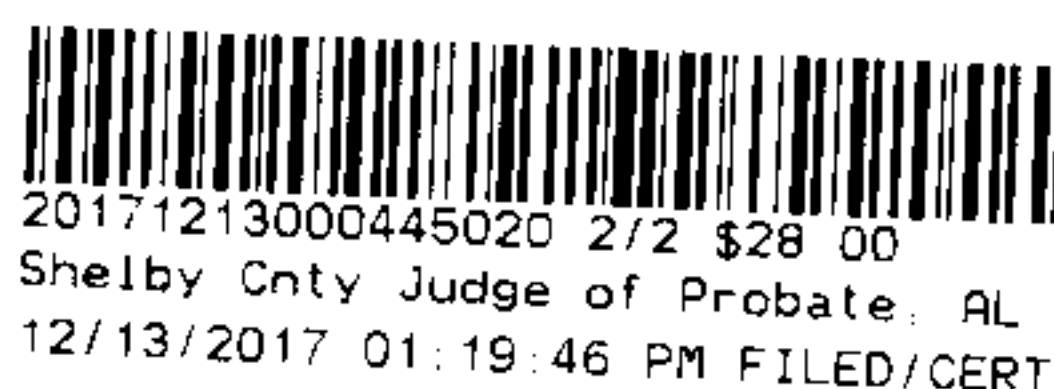
And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said

premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 11<sup>th</sup> day of December, 2017.

Helen S. Hornyak  
Helen S. Hornyak

Paul S. Hornyak  
Paul S. Hornyak



STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen S. Hornyak and Paul S. Hornyak, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11<sup>th</sup> day of December, 2017.

[Signature]  
Notary Public

Address of Grantee:

151 Birmingham St  
Montevallo, AL 35115

Address of Grantor:

737 Barkley Circle  
Alabaster, AL  
35007

Property Address:

151 Birmingham St.  
Montevallo, AL 35115