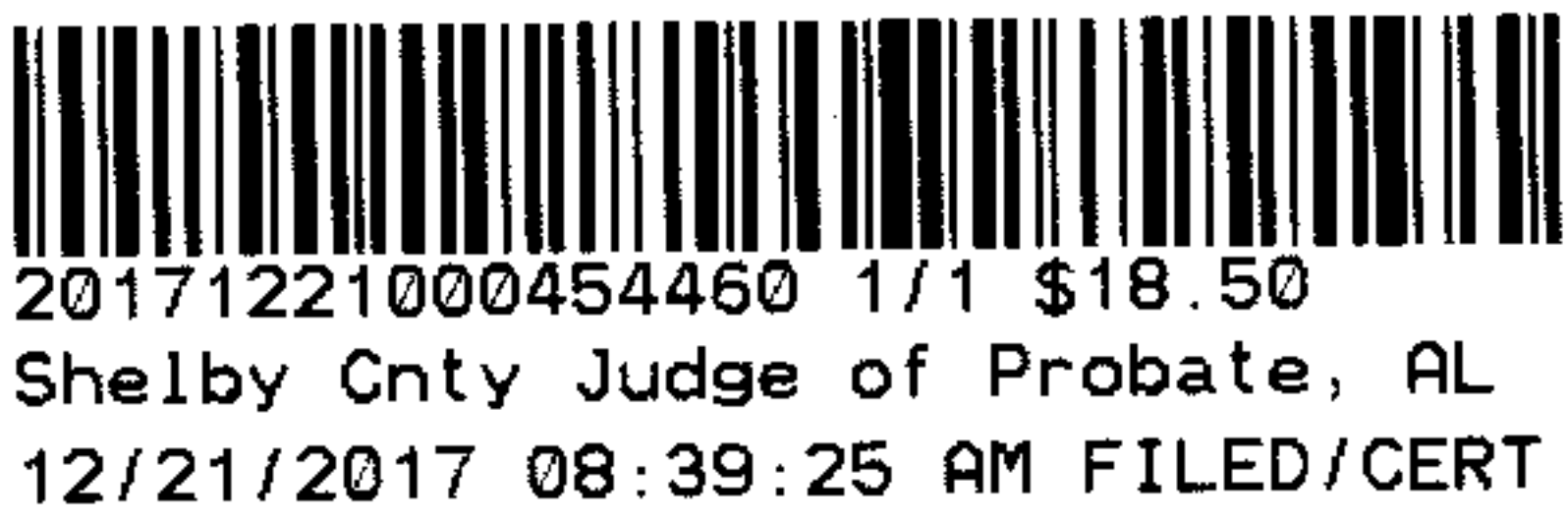


**This Instrument Was Prepared By:**  
**Rodney S. Parker, Attorney at Law**  
**300 Vestavia Parkway, Suite 2300**  
**Birmingham, AL 35216**  
**File No. 2017-07-5383**  
**Documentary Evidence: Sales Contract**



**Send Tax Notice To:**  
**David Joshua Donahoo and**  
**Rachel Nicole Donahoo**  
**164 Wisteria Drive**  
**Chelsea, AL 35043**  
**(Grantees' Mailing Address)**

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$229,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Juan Rodriguez Osnaya and spouse Delfina Cuevas**, (hereinafter referred to as “Grantors”) do by these presents grant, bargain, sell, and convey unto **David Joshua Donahoo and Rachel Nicole Donahoo**, (hereinafter referred to as “Grantees”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 446, according to the Survey of Windstone IV, as recorded in map Book 27, page 55, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

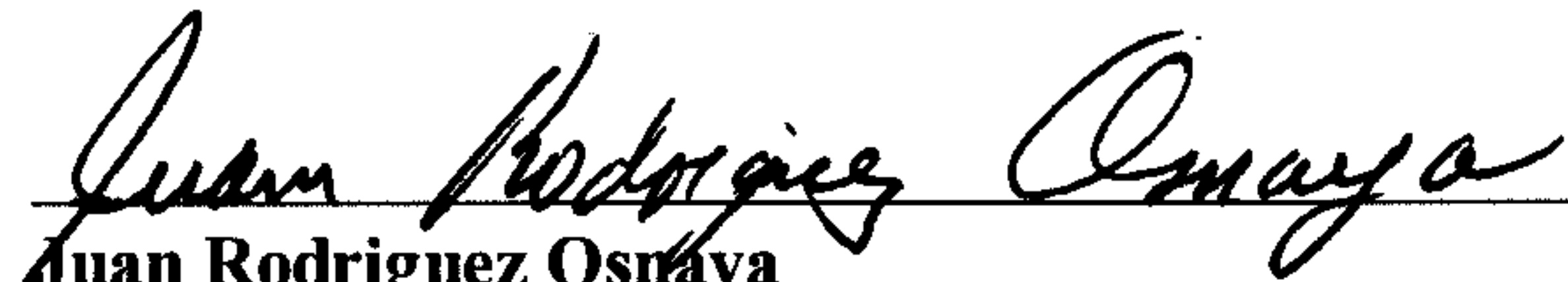
\$225,735.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

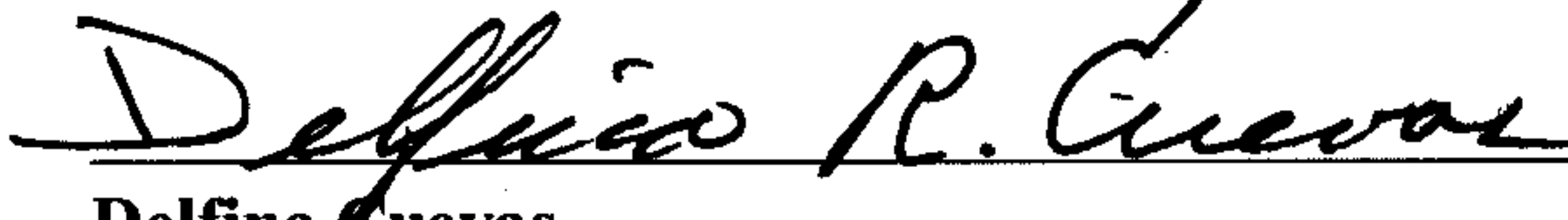
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 20th day of December, 2017.

 (Seal)  
**Juan Rodriguez Osnaya**


 (Seal)  
**Delfina Cuevas**

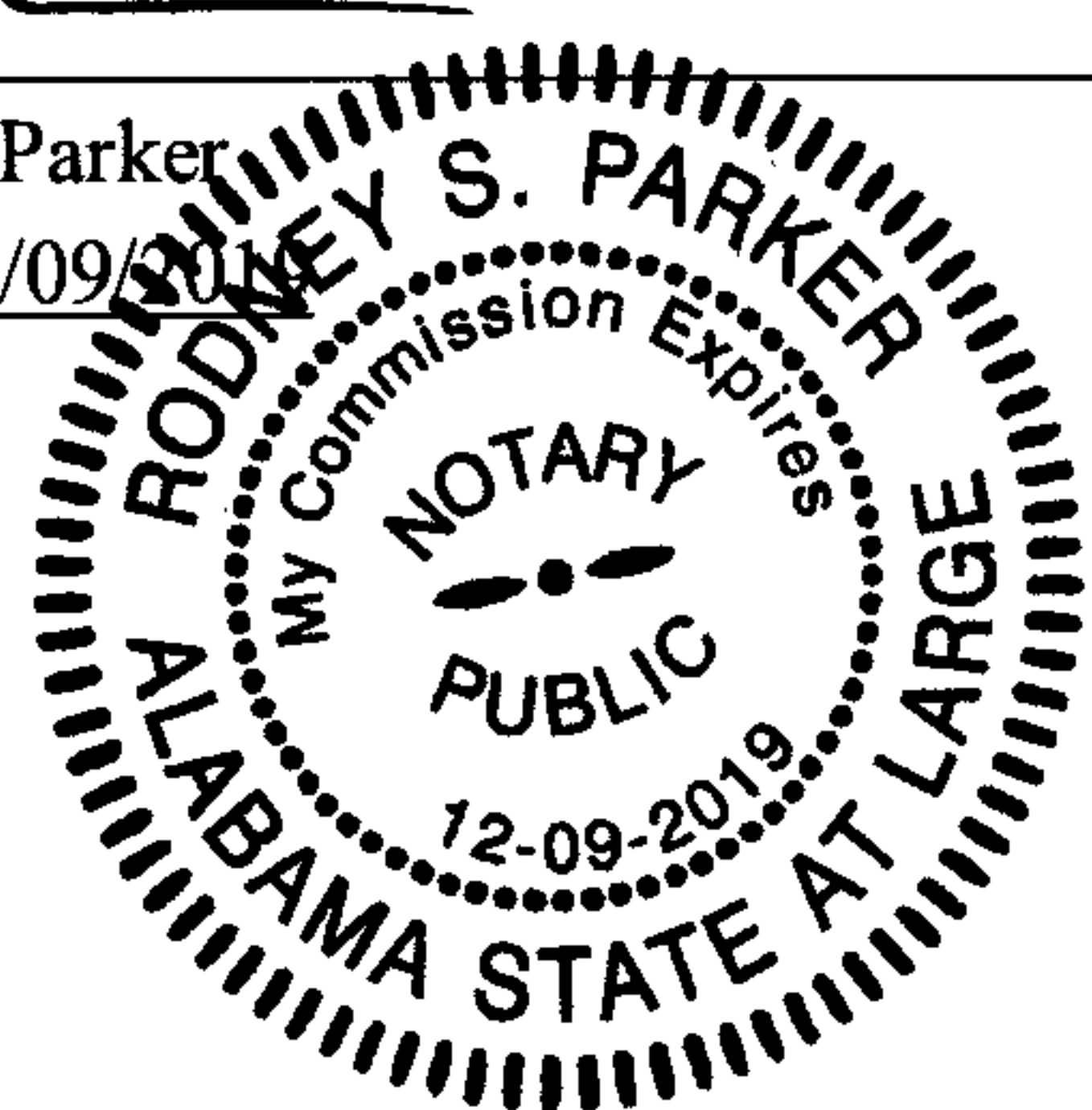
Shelby County, AL 12/21/2017  
State of Alabama  
Deed Tax: \$3.50

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Juan Rodriguez Osnaya and spouse Delfina Cuevas**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 20th day of December, 2017.

  
Notary Public    Rodney S. Parker  
My Commission Expires: 12/09/2019



**Grantors' Mailing Address:**  
2337 4th St NE  
Birmingham, AL 35215