

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Geraldine Borges Santiago and Fernando
Fabian Jumbo Solano
5241 Roy Drive
Helena, AL 35080

20180109000009400
01/09/2018 01:48:24 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$87,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, James A. Gardner and Judy M. Gardner, a married couple (the "Grantor", whether one or more), whose mailing address is

1095 GREEN MAN DR. BESSMER AL 35022, do hereby grant, bargain, sell, and convey unto Geraldine Borges Santiago and Fernando Fabian Jumbo Solano (the "Grantees"), whose mailing address is 5241 Roy Drive, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 5241 Roy Drive, Helena, AL 35080; to-wit:

Part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:
Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West; thence run West along the South line of said 1/4-1/4 section for 652.67 feet; thence 89°18'42" right and run North for 33.41feet to an old iron pin found in place, said point being the Point of Beginning; thence 121°21'06" left and run Southwesterly for 200.0 feet; thence 89°04' right and run Northwesterly for 132 feet; thence 93°31'39" right and run Northeasterly for 256.59 feet; thence 111°38'21" right and run Southeasterly for 132.00 feet to the Point of Beginning. Said tract is shown as Block No. 6 of Frank E. "Buck" Cox Property, recorded in Map Book 8, Page 21, in the Probate Office of Shelby County, Alabama, including an easement for ingress and egress and utilities to Block 6 from Roy Drive, said easement being shown on Map of Frank E. "Buck" Cox Property recorded in Map Book 8 Page 21, on July 30, 1980, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

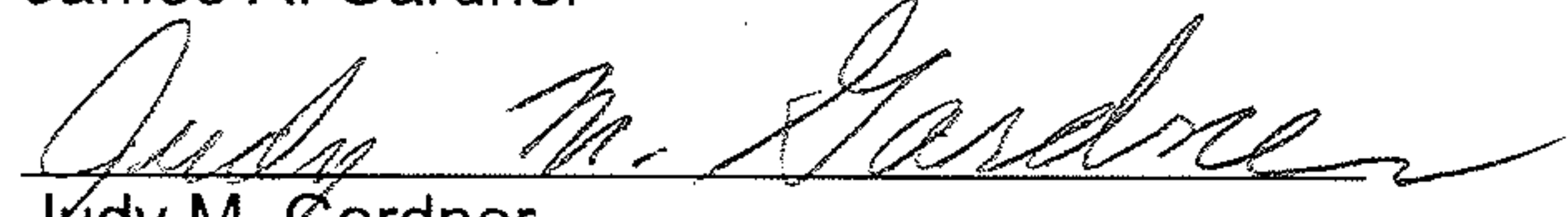
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$78,300.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, James A. Gardner and Judy M. Gardner, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of January, 2018.


James A. Gardner

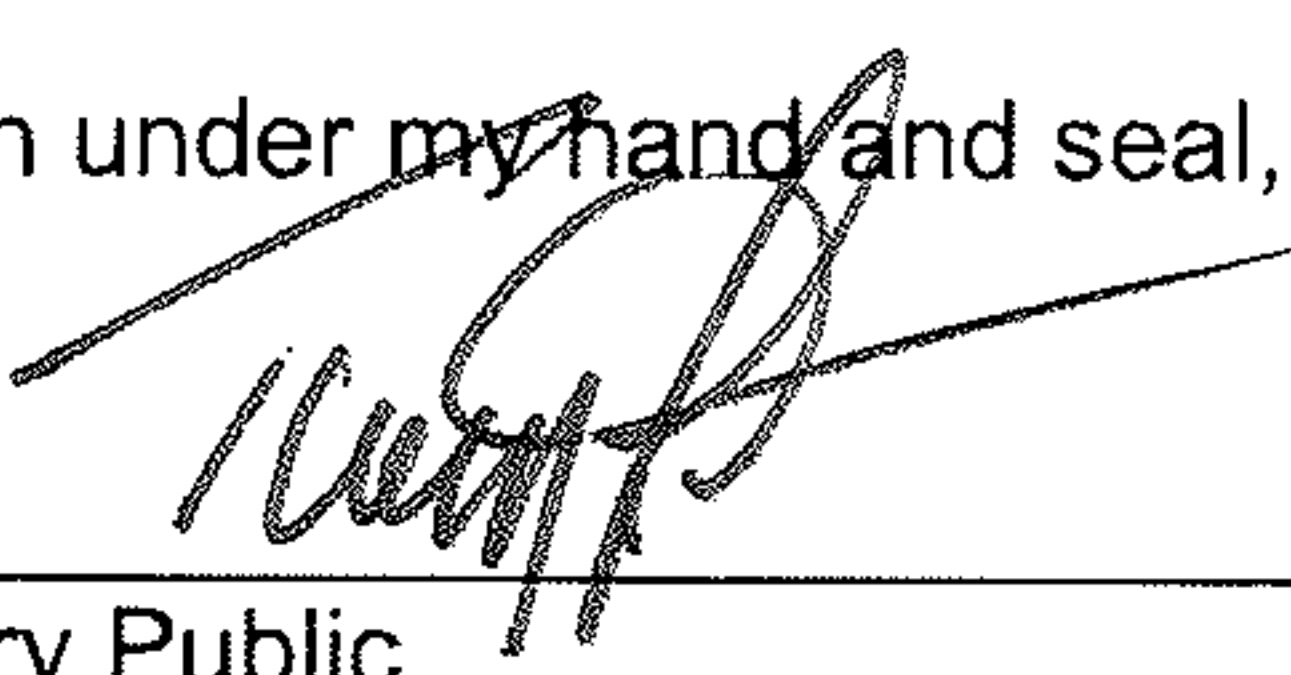

Judy M. Gardner

State of Alabama

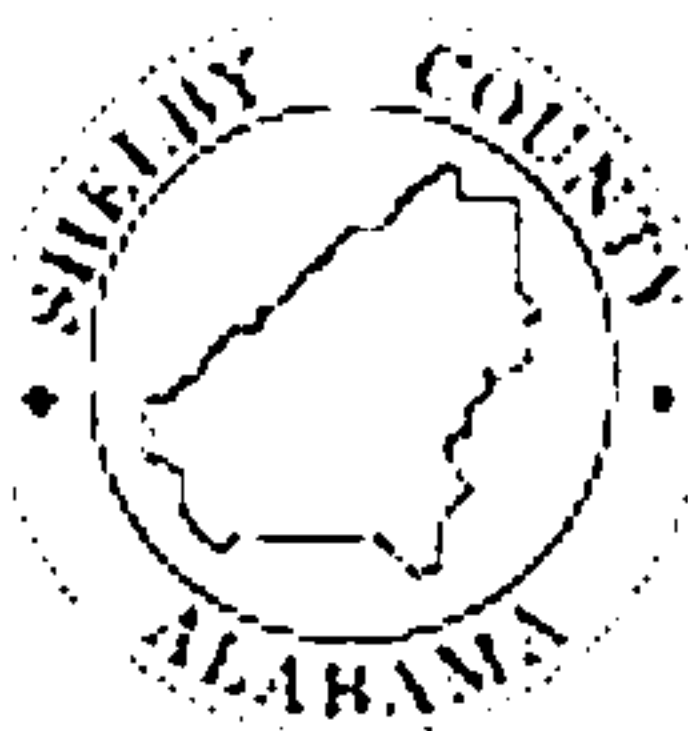
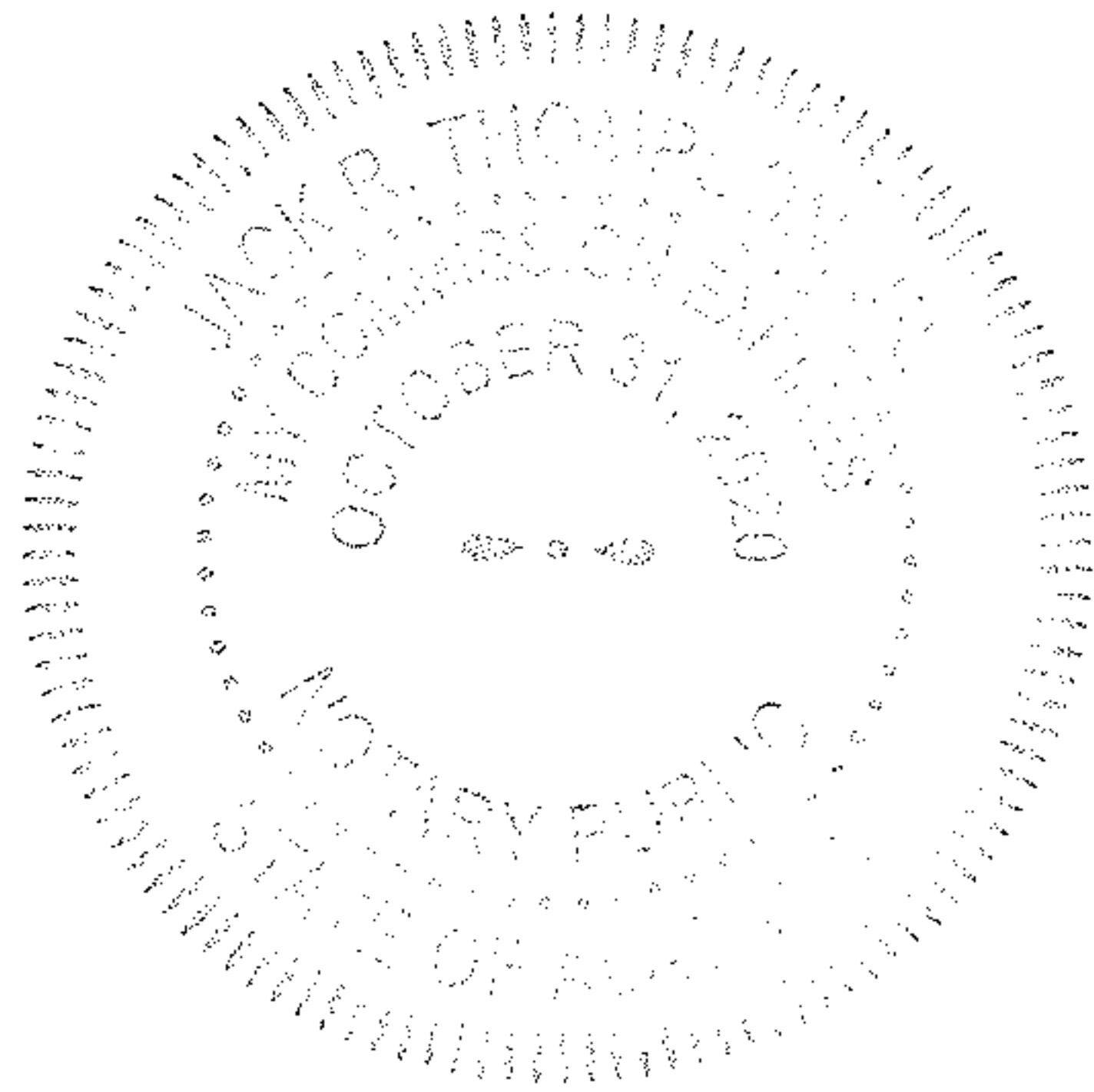
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that James A. Gardner and Judy M. Gardner, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 8th of January, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/09/2018 01:48:24 PM
\$27.00 CHERRY
20180109000009400

