

Prepared by.
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Marlon V Claros
Luis E. Claros Rivas
Tomas Del Carmen Urbina

20180122000020280

01/22/2018 07:57:59 AM

DEEDS 1/2

932 Riverchase Pkwy. W
Hoover, AL 35244

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOWALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Donald C. Brandenburgh and Mary I. Brandenburgh, husband and wife, whose mailing address is:

260 Gaudwin Crest Dr., #575, Hoover, AL 35249

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Marlon V Claros, Luis E. Claros Rivas, and Tomas Del Carmen Urbina, whose mailing address is:

932 Riverchase Pkwy. W, Hoover, AL 35244

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 932 Riverchase Pkwy. W, Hoover, AL 35244 to-wit:

Lot 2, according to the Amended Map of First Addition to Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 115, in the Probate Office of Shelby County, Alabama

Subject to All easements, restrictions and rights of way of record.

\$224,000 00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 I(we) have hereunto set my (our) hand(s) and seal(s), this 18th day of January, 2018.


Donald C. Brandenburg


Mary I. Brandenburg

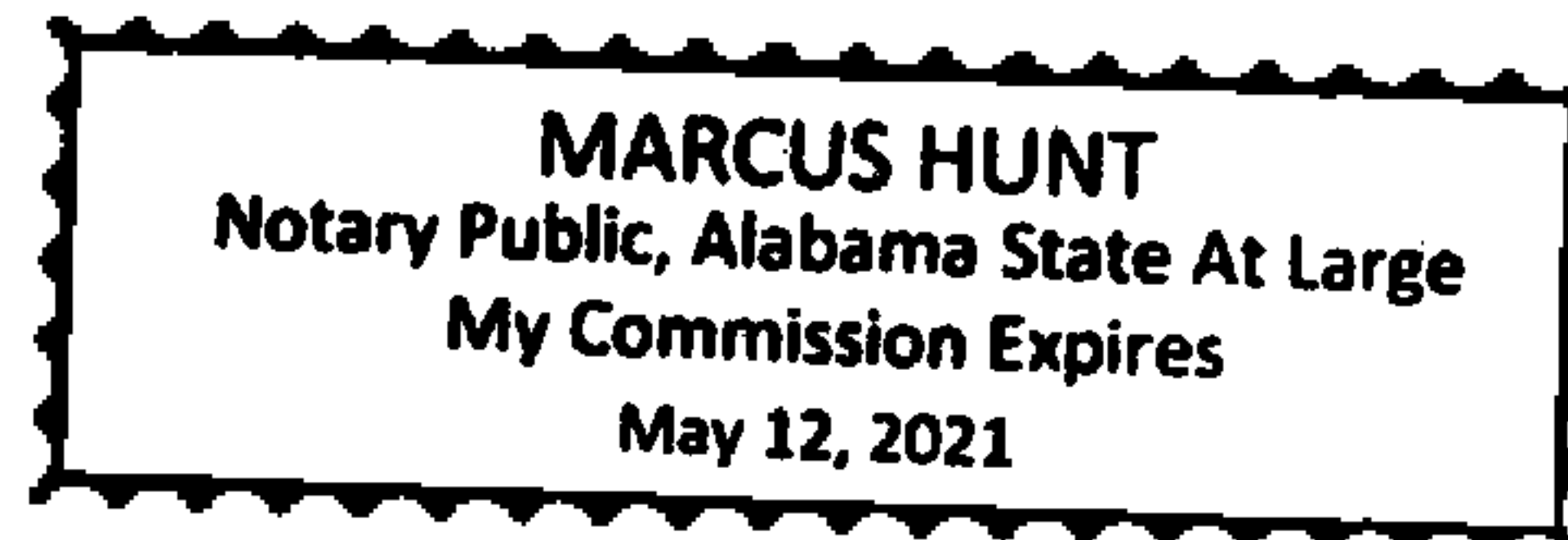
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald C Brandenburg and Mary I. Brandenburg, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this the 18th day of January, 2018.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires. 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/22/2018 07:57:59 AM
\$74.00 CHERRY
20180122000020280

