

Send tax notice to: Hector Oswaldo ~~Vazquez~~ Parra

395 Church St.

Montevallo, AL 35115

This instrument was prepared by: Loring S. Jones, III, 1025 Montgomery Highway, Vestavia, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty-five thousand and no/100 (\$55,000.00) Dollars the amount of which can be verified by 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

William J. Plott and his wife Nancy Wilstach, whose mailing address is

190 Crestview Circle, Montevallo, AL 35115

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

Hector Oswaldo ~~Vazquez~~ Parra and Alma Rosa Juarez Brambila, whose mailing address is: 395 Church St., Wilton, AL 35187

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 395 Church St., Wilton, AL 35187 , to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

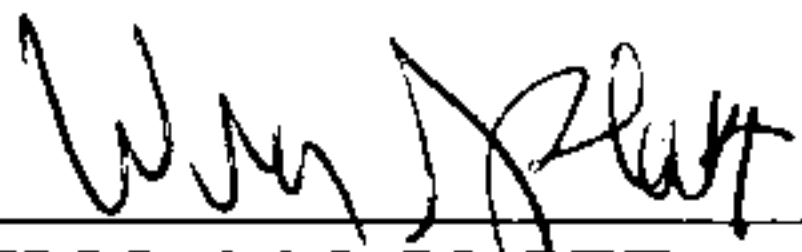
\$52,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 we have hereunto set our hands(s) and seal(s) this 2nd day of February, 2018.

20180207000040690 1/3 \$23.50
Shelby Cnty Judge of Probate: AL
02/07/2018 11:04:44 AM FILED/CERT


WILLIAM J. PLOTT (SEAL)


NANCY WILSTACH (SEAL)

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Plott and his wife Nancy Wilstach, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of February, 2018.

My commission expires:

4/30/19

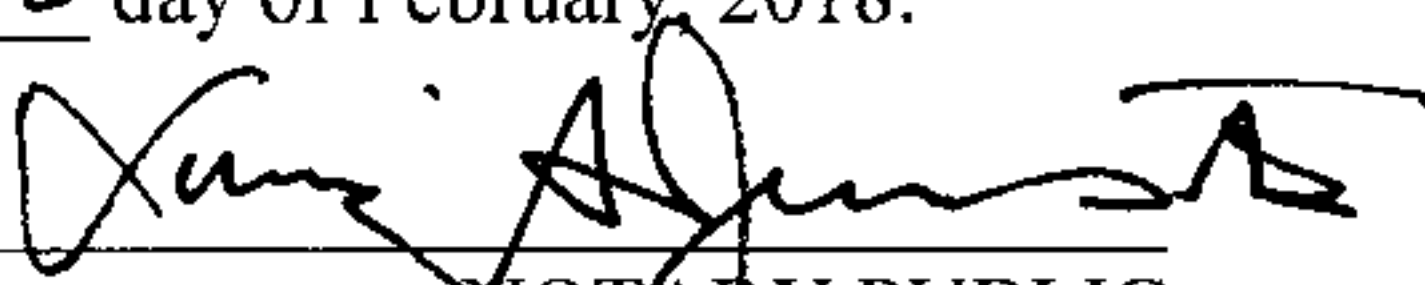

NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

Lots Number One (1), Two (2), and Three (3), all in Block One (1), according to a survey of a subdivision and allotment of lands of George A. Nabors, including a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama, as shown by Map Book 3, Page 33 in the Probate Office of Shelby County, Alabama.

ALSO, a strip of land lying between the Southeast ends of said Lots 1, 2 and 3, in Block 1, and the Northwest margin or line of the right of way of Southern Railway; that is to say, a line running parallel with the center line of the main tract of Southern Railway and 50 feet equal distance from said center line on the Northwest side thereof. Said lots and strip lying between Church Street and said right of way line according to said map and measuring 225 feet in width along said Church Street and right of way line respectively, and 300 feet, more or less, in length and being situated in the Town of Wilton, Shelby County, Alabama.



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