

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:  
Daniel Jimenez and Saray Jimenez  
106 Windsor Lane  
Pelham, AL 35124

20180301000065980  
03/01/2018 11:11:04 AM  
DEEDS 1/2

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

)

That, in consideration of \$375,000.00, 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, Marina Brainin, a single person (the "Grantor", whether one or more), whose mailing address is 106 Windsor Lane, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Daniel Jimenez and Saray Jimenez (the "Grantees"), whose mailing address is 106 Windsor Lane, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 106 Windsor Lane, Pelham, AL 35124; to-wit:

**SEE ATTACHED EXHIBIT "A"**

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: \$300,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Marina Brainin, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of February, 2018.

  
Marina Brainin

State of Alabama

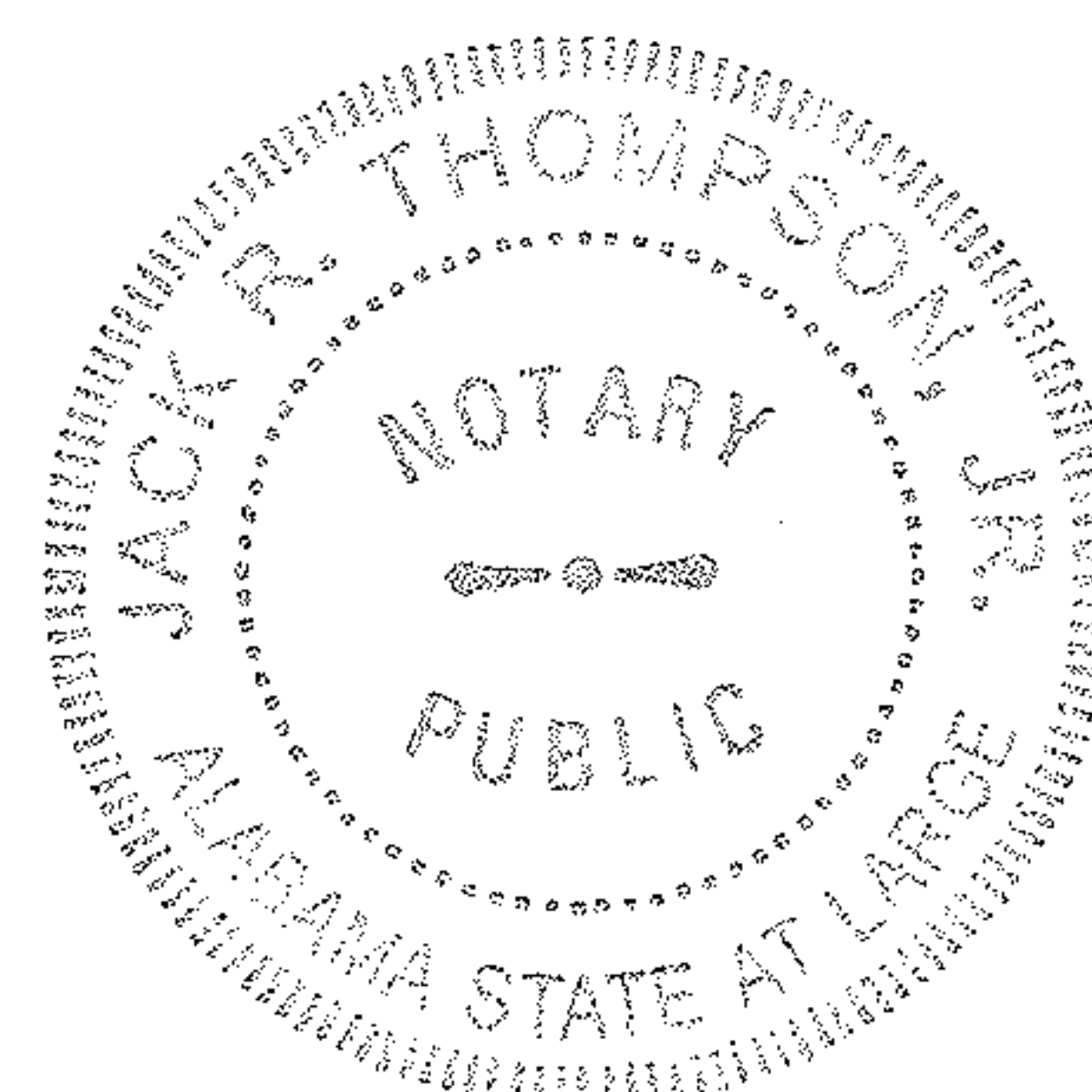
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Marina Brainin, a single person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 27th of February, 2018.

  
Notary Public

Commission Expires: 10/31/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 22, according to the Survey of Weatherly-Windsor, Sector 11, as recorded in Map Book 18, Page 80,  
in the Probate Office of Shelby County, Alabama.

**20180301000065980 03/01/2018 11:11:04 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2018 11:11:04 AM  
\$93.00 CHERRY  
20180301000065980

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name in the recording information block.