

PREPARED BY:

James V. Green, Jr.
115 First Street North
Alabaster, Alabama 35007

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Jesus Sosa Flores
Magali Hernandez Garcia

8 Deer Springs Circle
pelham AL 35124

Shelby County, AL 03/01/2018
State of Alabama
Deed Tax: \$50.00

MAIL TAX STATEMENTS TO:

Jesus Sosa Flores
Magali Hernandez Garcia

8 Deer springs circle
pelham AL 35124



20180301000066390 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
03/01/2018 12:54:33 PM FILED/CERT

GENERAL WARRANTY DEED**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS GENERAL WARRANTY DEED, made and entered into on the 1 day of MARCH, 2018, between Juan Gabriel Gonzalez Verduzco and Avelina Rios Navarrete, ("Grantors") and Jesus Sosa Flores and Magali Hernandez Garcia, ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grants, Bargains, Sells and Conveys with general warrant covenants to Grantees, as Joint Tenants with Right of Survivorship, the property located in Shelby County, Alabama, described as:

Lot 8, according to the Survey of 3rd Addition to Deer Springs Estates, as recorded in Map Book 6 page 5 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Address being 8 Deer Springs Circle, Pelham, Alabama 35124, subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

The conveyance of the above property is subject to the following liens or encumbrances:

Name of Lender:	Juan Gabriel Gonzalez Verduzco
Address of Lender:	<u>968 Ryecroft Rd</u> <u>Pelham AL 35124</u>
Name of Borrower:	Jesus Sosa Flores and Magali Hernandez Garcia <u>8 Deer Springs Circle</u> <u>Pelham AL 35124</u>
Balance Owed:	\$50,000.00

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with Grantees that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 144174001037.000

IN WITNESS WHEREOF the Grantor has executed this deed on the 1 day of MARCH, 2018.

3-1-18
Date
3-1-18
Date

Juan Gabriel Gonzalez V.
Juan Gabriel Gonzalez Verduzco, GRANTOR
Avelina Rios
Avelina Rios Navarrete

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that Juan Gabriel Gonzalez Verduzco, who is known to me, and after being duly sworn, deposes and says that he has read the foregoing, understands the contents thereof, and that the same is true and correct to the best of his information, knowledge, and belief.

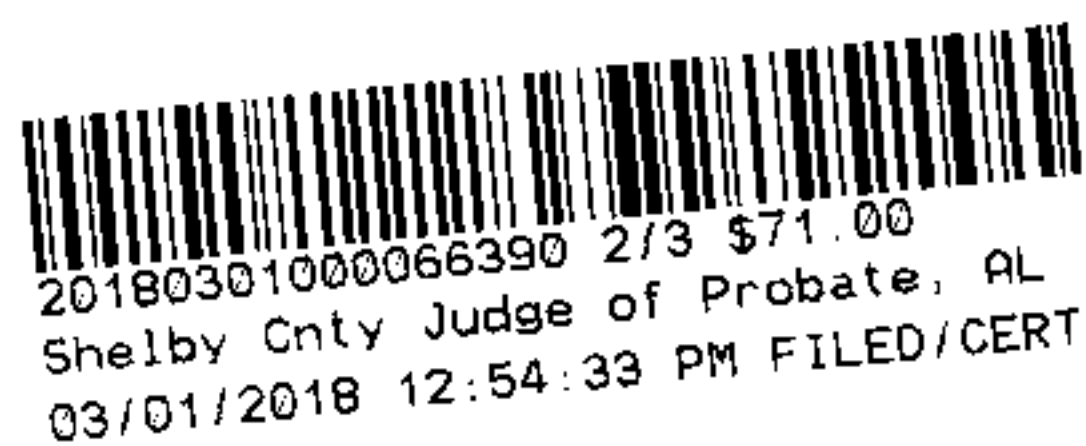
This 1 day of MARCH, 2018.
[Signature]
Notary Public
My Commission Expires: 5-9-20

SEAL
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that Avelina Rios Navarrete, who is known to me, and after being duly sworn, deposes and says that she has read the foregoing, understands the contents thereof, and that the same is true and correct to the best of her information, knowledge, and belief.

This 1 day of MARCH, 2018.
[Signature]
Notary Public
My Commission Expires: 5-9-20

SEAL



IN WITNESS WHEREOF the Grantees have executed this deed on the 1 day of March, 2018.

3.1.18
Date

[Signature]
Jesus Sosa Flores, GRANTEE

3.1.18
Date

[Signature]
Magali Hernandez Garcia, GRANTEE

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that Jesus Sosa Flores, who is known to me, and after being duly sworn, deposes and says that he has read the foregoing, understands the contents thereof, and that the same is true and correct to the best of his information, knowledge, and belief.

This 1 day of March, 2018.

[Signature]
Notary Public

SEAL

My Commission Expires: 5-9-20

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that Magali Hernandez Garcia, who is known to me, and after being duly sworn, deposes and says that she has read the foregoing, understands the contents thereof, and that the same is true and correct to the best of her information, knowledge, and belief.

This _____ day of _____, 2018.

[Signature]
Notary Public

SEAL

My Commission Expires: 5-9-20

Witnessed by:

[Signature]
Printed Name: Rachelle L. Green
Address: 2818 Glenstone Lane
Birmingham, Alabama 35242

[Signature]
Printed Name: James V. Green, Jr.
Address: 115 First Street North
Alabaster, Alabama 35007


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