

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
Telephone: 205-982-2486
File No. 2018-04-5545
Documentary Evidence: Sales Contract

Send Tax Notice To:
Oscar M. Mojica and
Guadalupe E. Mojica
141 Ashford Lane
Alabaster, AL 35007
(Grantees' Mailing Address)


20180605000196480 1/1 \$125.00
Shelby Cnty Judge of Probate: AL
06/05/2018 08:39:00 AM FILED/CERT

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 06/05/2018
State of Alabama
Deed Tax: \$110.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Krista Womble**, a single individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Oscar M. Mojica and Guadalupe E. Mojica**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 16, according to the survey of Third Addition to Ashford Heights, as recorded in Map Book 17, page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from the date of this deed. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$130,000.00 until 90 days from the date of this deed. these restrictions shall run with the land and are not personal to the Grantee.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

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

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this _____ day of May, 2018.

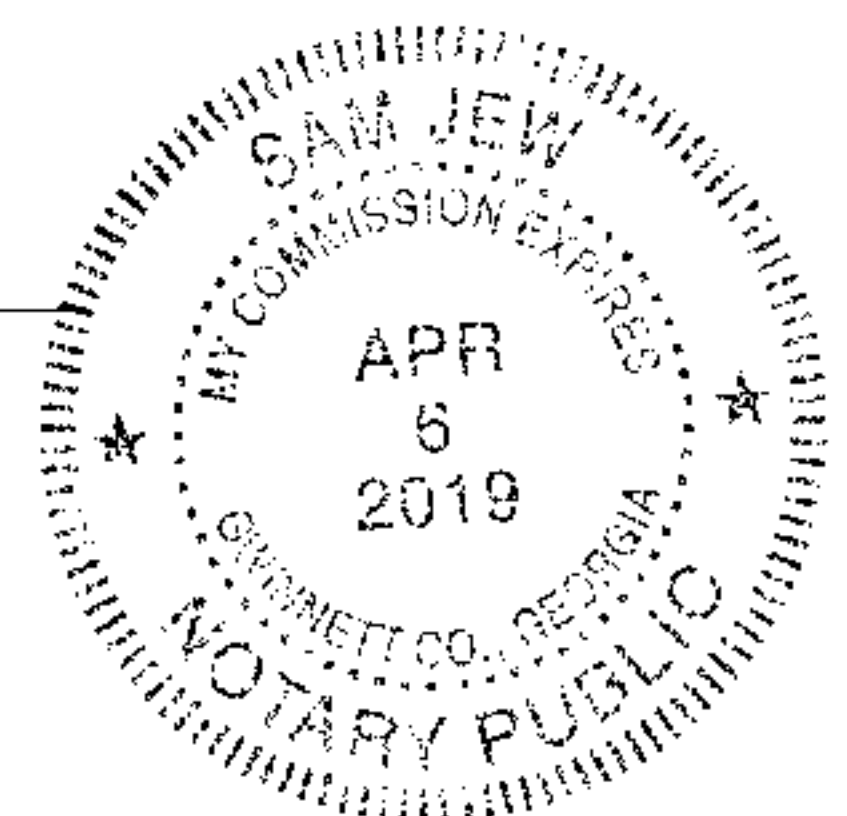

Krista Womble (Seal)

STATE OF GEORGIA
COUNTY OF Forsyth

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Krista Womble**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30th day of May, 2018.


Notary Public
My Commission Expires: April 6, 2019



Grantor's Mailing Address:
3130 New University Trl
Cumming, GA 30041