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09/11/2018 02:17:23 PM

Prepared by:  
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Pelham, AL 35124

**DEEDS 1/2**

Send Tax Notice To:  
Juan David Diaz-Mora  
Martha Ceja Cisneros  
633 12th St. NW  
Alabaster, AL 35007

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

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Nine Thousand Nine Hundred Dollars and No Cents (\$169,900.00)** 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

**Cody Smyth and Christina Smyth, husband and wife, whose mailing address is:**

**633 12th St. NW, Alabaster, AL 35007**

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

**Juan David Diaz-Mora and Martha Ceja Cisneros, whose mailing address is:**

**3116 Carousel Ct., Birmingham, AL 35216**

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(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: 633 12th St. NW, Alabaster, AL 35007 to-wit:

A part of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said quarter quarter Section for 25.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly 350.0 feet to the point of beginning of land herein described; thence continue Southerly along last said course for 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Westerly 200.0 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the right and run Northerly 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Easterly 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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

165,938.00

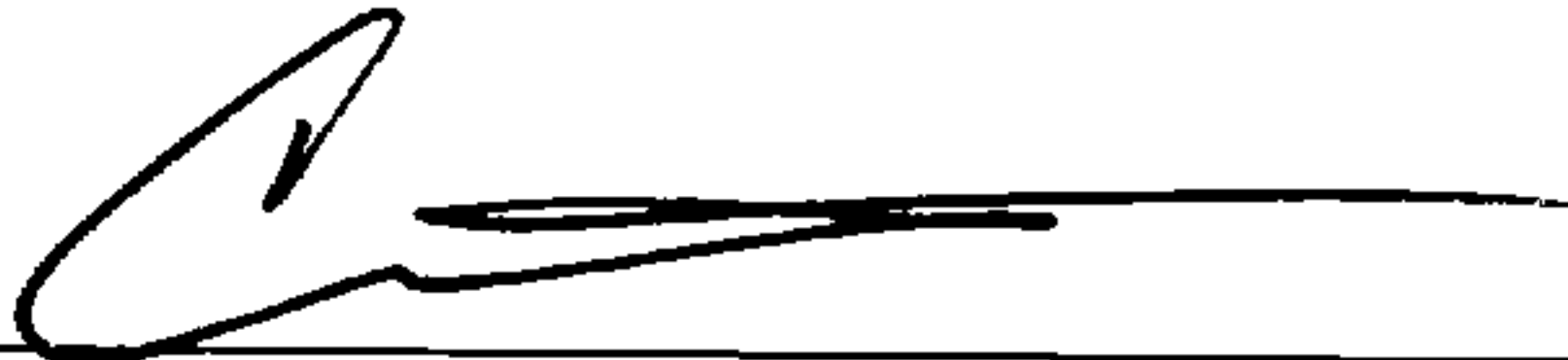
~~\$169,900.00~~ of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

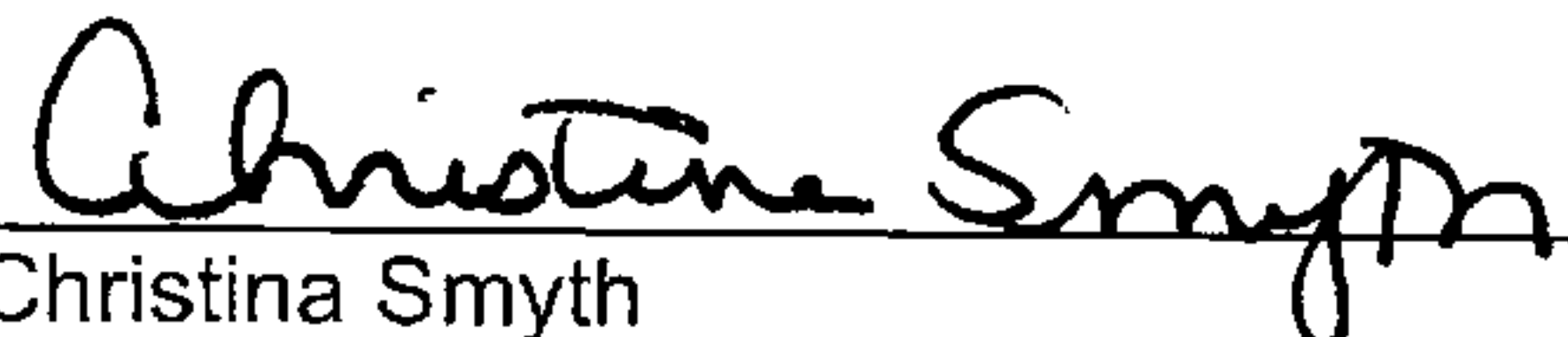
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 warrants 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 4<sup>th</sup> day of September, 2018.


  
Cody Smyth

  
Christina Smyth

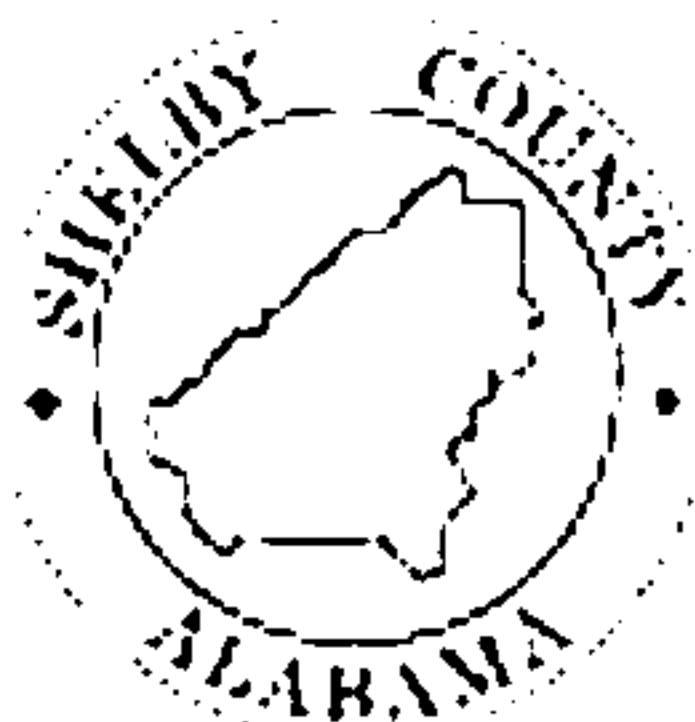
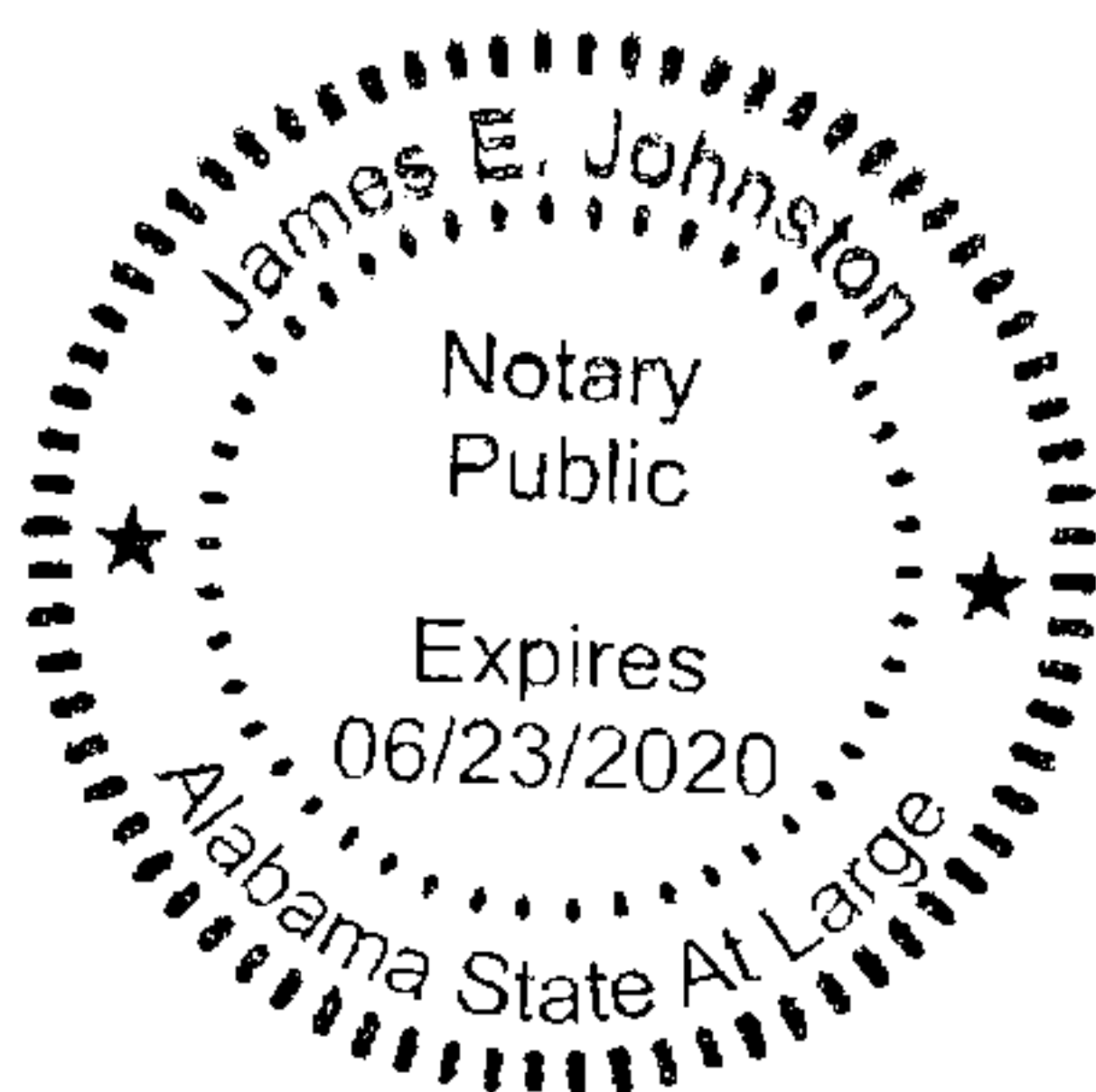
State of Alabama  
County of Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cody Smyth and Christina Smyth, 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 4<sup>th</sup> day of September, 2018.

  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 6-23-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/11/2018 02:17:23 PM  
\$21.50 CHERRY  
20180911000326650

