

Prepared by:
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3156 Pelham Parkway, Suite 4
Pelham, AL 35124

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11/01/2018 04:28:52 PM
DEEDS 1/1

Send Tax Notice To:
Rolando Martinez Cruz
Jennifer Nicole Scott Martinez
4215 HWY 49
Columbiana, AL 35051

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Nine Thousand Dollars and No Cents (\$239,000.00)** 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

Leah R. Carmichael, an unmarried woman, whose mailing address is:

4215 Highway 49, Columbiana, AL 35051

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

Rolando Martinez Cruz and Jennifer Nicole Scott Martinez, whose mailing address is:

1160 Forest Lakes Way, Sterrett, AL 35147

(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: 4215 Highway 49, Columbiana, AL 35051 to-wit:

A parcel of land located in the SE ¼ of the SW ¼ of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of the SE ¼ of the SE ¼ of the SW ¼ of Section 19, being a ½" rebar set by Conn and Allen (CA-567LS); thence N 00°25'34"E, along the west line thereof, a distance of 1000.49' to intersect with the south right of way of Shelby County 49; thence S 57°12'12"E, along said right of way, a distance of 666.52' to the point of curve; thence with a curve turning to the right with an arc length of 480.52', with a radius of 4837.03', with a chord bearing of S 54°07'13"E, a chord length of 480.33', to the point of tangent, being at a ditch; thence S 57°27'00"W, along said ditch, a distance of 261.31' ½" rebar at edge of pond; thence S 32°01'21" W a distance of 272.86' to intersect with the south line of the SE ¼ of the SW ¼ of Section 19; thence N 88°38'37" W, along the South line thereof, a distance of 592.12' to the POINT OF BEGINNING, containing 13.44 acres, more or less. Being the same property described in that certain Survey dated October 16, 2018, prepared by Joseph C. Hunt, AL Reg. No. 17265, Job 18-10-6719-585.

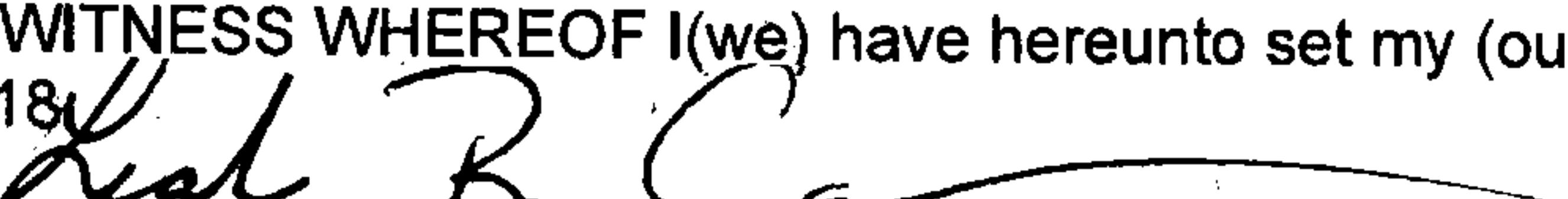
Subject to: All easements, restrictions and rights of way of record.

\$191,200.00 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.

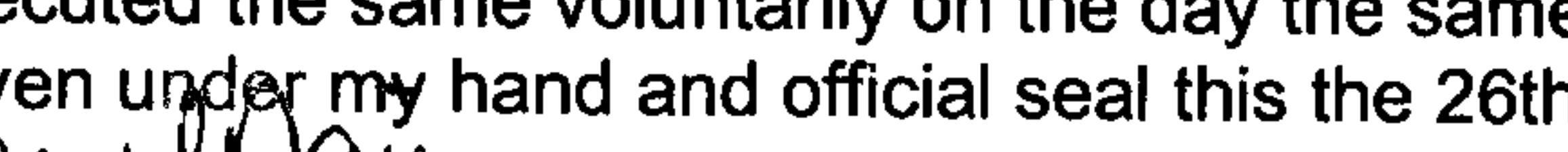
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.

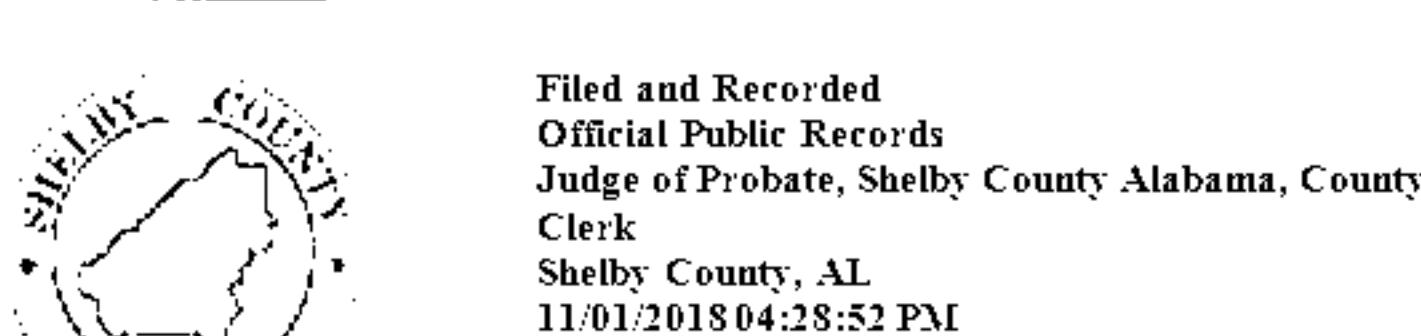
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 26th day of October, 2018.


Leah R. Carmichael

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leah R. Carmichael, 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 26th day of October, 2018.


Notary Public, State of Alabama
Cassy L. Dailey - Printed Name of Notary




Leah R. Carmichael

