

20181113000399620  
11/13/2018 08:53:43 AM  
DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Diocelina Benitez Garfias Miguel  
Angel Almora Vidal  
11841 Highway 17  
Montevallo, AL 35115

## 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 Fifty Thousand Dollars and No Cents (\$150,000.00) 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

**Linda Marianna Aaron, an unmarried woman, and Robert Aaron, an unmarried man, sole heirs of Martha Emily Chamblee, deceased, whose mailing address is:**

4513 Wooddale Drive, Pelham, AL 35124

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

**Diocelina Benitez Garfias and Miguel Angel Almora Vidal, whose mailing address is:**

11841 Highway 17, Montevallo, AL 35115

(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: 11841 Highway 17, Montevallo, AL 35115 to-wit:

\$120,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

ALL THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 3 WEST, WHICH LIES WEST OF THE RIGHT-OF-WAY OF THE BIRMINGHAM, BRIERFIELD AND BLOCKTON BRANCH OF THE SOUTHERN RAILWAY; EAST OF THE MONTEVALLO AND ELYTON HIGHWAY RIGHT-OF-WAY, AND NORTH OF A DITCH IS APPROXIMATELY 690 FEET SOUTH OF THE NORTH BOUNDARY LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

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

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.

<sup>1</sup>  
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 30th day of October,  
2018.

Linda Marianna Aaron

Linda Marianna Aaron

Robert Aaron

Robert Aaron

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Marianna Aaron and Robert Aaron, 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 with full authority on the day the same bears date. Given under my hand and official seal this the 30th day of October, 2018.

Cassy L. Dailey  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: 5/17/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/13/2018 08:53:43 AM  
\$45.00 CHERRY  
20181113000399620

*Allen S. Boyd*

