

20181119000407980

11/19/2018 01:41:04 PM

DEEDS 1/3

Send tax notice to: James C. Traywick, Jr.,

6343 Cahaba Valley Rd Bham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

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 forty thousand and no/100 (\$240,000.00) Dollars 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,

Sylvia Isaza as sole heir under the Last Will and Testament of Octavio Isaza whose

mailing address is:

✓ 15217 Alexis Drive, Tampa, FL 33624

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

James C. Traywick, Jr. And Sandra Trawick, whose mailing address is:

6343 Cahaba Valley Road Bham AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is: 6343 Cahaba Valley Rd., Birmingham, Al. 35242 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

Octavio Isaza is one and the same person as Octavio Augusto Isaza, named in the Last Will and Testament recorded 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Sylvia Isaza as sole heir of the last will and Testament
of Octavio Isaza by & through her agent Ricardo Isaza
(Seal)

SYLVIA ISAZA AS SOLE HEIR OF THE LAST WILL AND TESTAMENT
OF OCTAVIO ISAZA BY & THROUGH HER AGENT RICARDO ISAZA

(Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

I, the undersigned, a Notary Public in and for said County in said State hereby certify that
Ricardo Isaza under General Power of Attorney for Sylvia Isaza, whose name is signed to the
foregoing conveyance, and who is known to me, acknowledged before me that being informed
of the contents of the conveyance, he in his capacity as such Agent under General Power of
Attorney for Sylvia Isaza has executed the same voluntarily on the day the same bears date.

Given under my hand this the 14 day of NOV, 2018.

[Signature]
NOTARY PUBLIC

My commission expires: 10/26/21

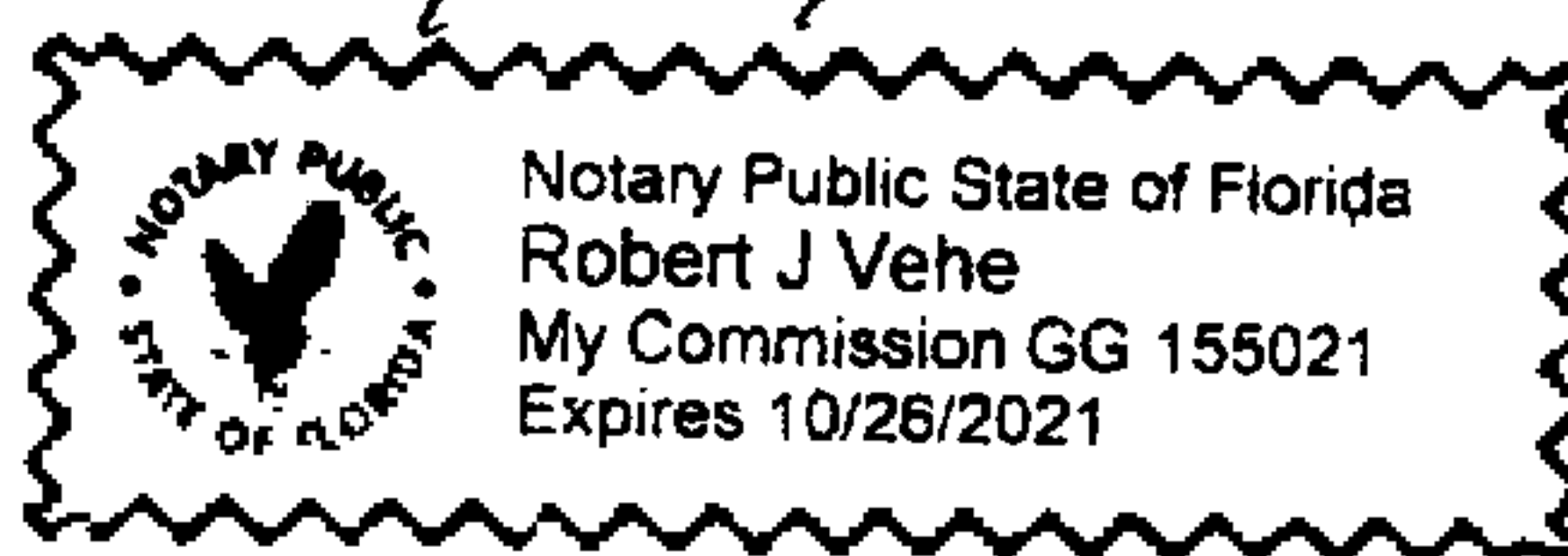


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 18-8795

Part of the NE1/4 of NW1/4 and part of the NW1/4 of NE1/4 of Section 7, Township 19, Range 1 West, described as follows: Beginning at a point on the East side of the Valley Road running through said section, which point is 274 feet south of the north line of said NE1/4 of NW1/4 of said Section, measured along said road; thence run southwest along the East line of said road 307 feet; thence southeast and perpendicular to said road 580 feet; thence northeast and parallel with said road, 338 feet to an alley; thence northwest along the south line of said alley, 580 feet to the point of beginning, being situated in Shelby County, Alabama. ALSO, the water rights as conveyed to Alva M. Denson by deed recorded in Volume 136, Page 212 and described as follows: Water rights in and to that certain spring on land belonging to Ted R. Wynn and Margaret S. Wynn, and right of ingress and egress to and from said spring for the purpose of obtaining water therefrom and with rights to lay and maintain pipes or other conduits for the purpose of obtaining water from said spring. The land on which said spring is located adjoins the land being conveyed by this deed. This shall be an easement running with said land and shall bind Ted R. Wynn and Margaret S. Wynn, grantees, their successors and assigns and said rights shall inure to the benefit of Alva M. Denson, her grantees, their successors and assigns forever, and to the benefit of the grantees, and their successors and assigns forever.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2018 01:41:04 PM
\$261.00 CHARITY
20181119000407980

Allen S. Bayal