20190301000065370 03/01/2019 12:15:14 PM DEEDS 1/2

This instrument was prepared by:	Send Tax Notice To:
Halbrooks & Allen, LLC	Randall Paul Fleece
#1 Independence Plaza - Suite 704	2016 Grove Park Way Dimpingham AI 25242
Birmingham, AL 35209	1 COM MODOCHA AND SOC
Birmingham, AL 35209 WARRANTY DEED, JOINT TENANTS WITH RIGHT	OF SURVIVORSHIP
STATE OF ALABAMA) KNOW ALL	MEN BY THESE PRESENTS,
COUNTY OF <u>SHELBY</u>)	IVILIA DI TILLO DI TI
That in consideration of Two Hundred Ninety-Transfer (\$292,00)	wo Thousand and No/100 0.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Marietta S. Guevara, a/an Unmarried woman Whose address is 3936 Sprue Valley Rd, Mth Brook AL 3533 (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Randall Paul Fleece and Beverly Smith Fleece Whose address is the property address (herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:	
See attached Exhibit "A" for legal description herein for all purposes.	on of the property which is incorporated
Subject to: current taxes, easements, restrictions,	and rights-of-way of record.
Note: Marietta S. Gurvara and Marietta Sunga Guevara is one and the same person.	
The above described property does not constitute nor his/her/their spouse(s).	the homestead of the Grantor(s),
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 the 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 with the said GRANTEES, their heirs and assigns that I a premises; that they are free from all encumbrances, unles right to sell and convey the same as aforesaid; that I (we) my (our) heirs, executors and administrators shall warran their heirs and assigns forever, against the lawful claims of	s otherwise noted above; that I (we) have a good will and the same to the said GRANTEES,
IN WITNESS WHEREOF, I have hereunto set March , 2019.	my hand(s) and seal(s), this <u>lst</u> day of
Manuth Smun (Seal) Marietta S. Guevara, by Jesus Sunga Guevara, her Attorney-in-Fact Marietta S. Guevara, her Attorney-in-Fact	(Seal)
STATE OF ALABAMA) JEFFERSON COUNTY)	Representative Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that	
is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.	
Given under my hand and official seal this <u>1st</u>	1 min Hammer 5
My Commission Expires: 4/21/20	William H. Halbrooks Notary Public

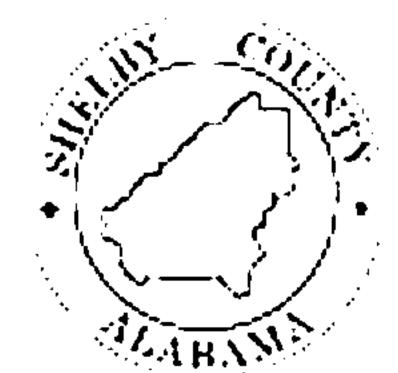
Send Tax Notice To:

Exhibit "A"

Attached Legal Description

Lot 1158, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C & D, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, A Residential Subdivision, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision. 11th Sector, recorded as Instrument #2000-41316 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as. the Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2019 12:15:14 PM
\$310.00 CHARITY
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