

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Jaime Casillas and
Jenny Cecilia Gonzalez Aceves
1432 Alexander Ct.
Alabaster, AL 35007

ASSESSED VALUE: \$145,000.00

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby


20190402000105110 1/1 \$87.50
Shelby Cnty Judge of Probate, AL
04/02/2019 12:45:37 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Dollar and No Cents (\$1.00) and other good and valuable consideration** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Jaime Casillas and wife, Jenny Cecilia Gonzalez Aceves, whose mailing address is:

1432 Alexander Ct, Alabaster, AL 35007

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

Jaime Casillas and Jenny Cecilia Gonzalez Aceves, whose mailing address is:

1432 Alexander Ct., Alabaster, AL 35007

(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: 1432 Alexander Ct., Alabaster, AL 35007 to-wit:

Lot 38, according to the map and survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama.

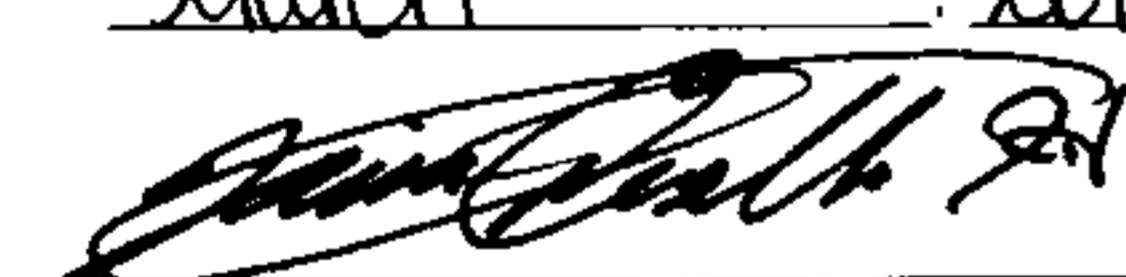
Subject to: All easements, restrictions and rights of way of record.

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.

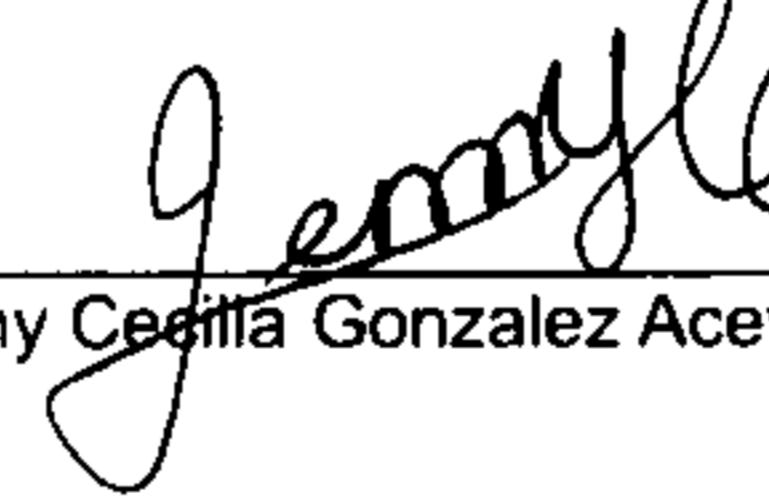
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 18th day of

March 2019

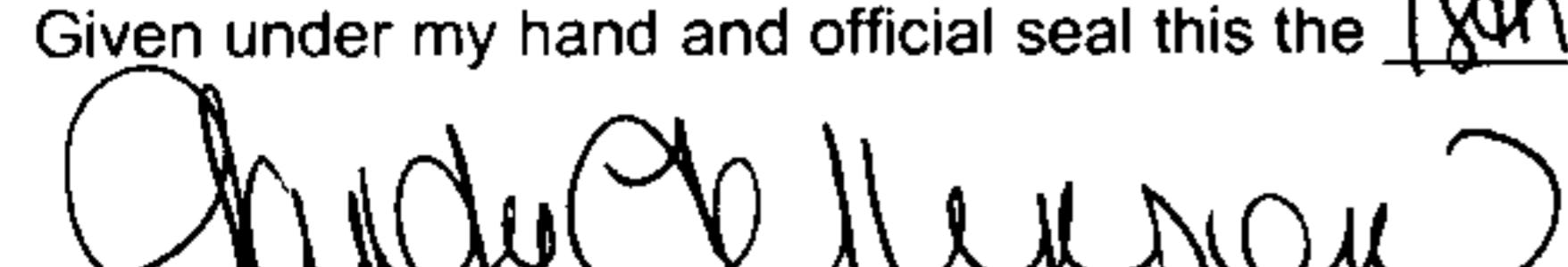


Jaime Casillas


Jenny Cecilia Gonzalez Aceves

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jaime Casillas and Jenny Cecilia Gonzalez Aceves, 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 18th day of March, 2019.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

Shelby County, AL 04/02/2019
State of Alabama
Deed Tax \$72.50

