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Send tax notice to: Steven Philip Guinn, 196 Oaklyn Hills Dr., Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St. 160, Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20190408000111720 1/2 \$71.00 Shelby Cnty Judge of Probate, AL 04/08/2019 08:06:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two hundred sixty-three thousand and no/100 (\$263,000.00) Dollars the amount of which can be verified by 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

Diogene Ishimwe, an unmarried man, whose mailing address is:

7278 Corrola Valley Road Apt 714B, Bi am incham and Mishka Henry-Ishimwe, an unmarried woman, whose mailing address is:

8568 Harold Duncan Way Knoxville, Tw. 37931

(herein referred to as grantor, whether one or more)
grant, bargain, sell and convey unto
Steven Philip Guinn and Kay Williams Guinn, whose mailing address is:
196 Oaklyn Hills Dr., Chelsea, Al. 35043

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 196 Oaklyn Hills Dr., Chelsea, Al. 35043 to-wit:

Lot 80, according to the Survey of Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17 in the Probate Office of Shelby County, Alabama.

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

\$210,400.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 2day of April 2019.

DIOGENE ISHIMWE

MISHKA HENRY-ISHEMWE

State of ALABAMA County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diogene Ishimwe, an unmarried man, 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 have executed the same voluntarily of the day the same bears date.

Given under my hand and official seal this the 3 day of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the same voluntarily of the conveyance he/she/they have executed the conveyance he/she/th

My commission expires: 5/12/2/ STATE OF TENNESSEE NOTARY-PUBLIC

My Comm. Expires May 12, 2021

STATE AS

COUNTY OF KNESSEE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mishka Henry-Ishimwe, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the and day of April , 20

NOTARY PUBLIC

MY COMMISSION EXPIRES.

Marie H, 2020



Shelby Cnty Judge of Probate, AL 04/08/2019 08:06:03 AM FILED/CERT