

This instrument was prepared by:
Caroline Harrington Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Alejandro Amador-Valdobinos
1212 Willow Creek Place
Alabaster AL 35007
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Fifty Four Thousand Five Hundred and 00/100---
(\$154,500.00) Dollars,

As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I or we

Lorenzo J. Brillant, Jr., an unmarried man
(whose address is RT-111-3456, Morgan, Vermont 05853)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Alejandro Amador-Valdobinos and Mirella Ruelas
(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:

Lot 88, according to the Survey of Willow Creek Phase Two, as recorded in Map Book 9, Page 102 A and
B, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 146,775.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

Lorenzo J. Brillant, Jr. is the surviving grantee of deed recorded in Instrument No. 1997-15684. The other
grantee, Pauline Y. Brillant, having died on or about the 23rd day of March, 2016.

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 /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, I/we have hereunto set my/our hand(s) and seal(s), this 5th
day of April, 2019.

(Seal)

Lorenzo J. Brillant

Lorenzo J. Brillant, Jr.

(Seal)

STATE OF Vermont)
 COUNTY OF Essex)

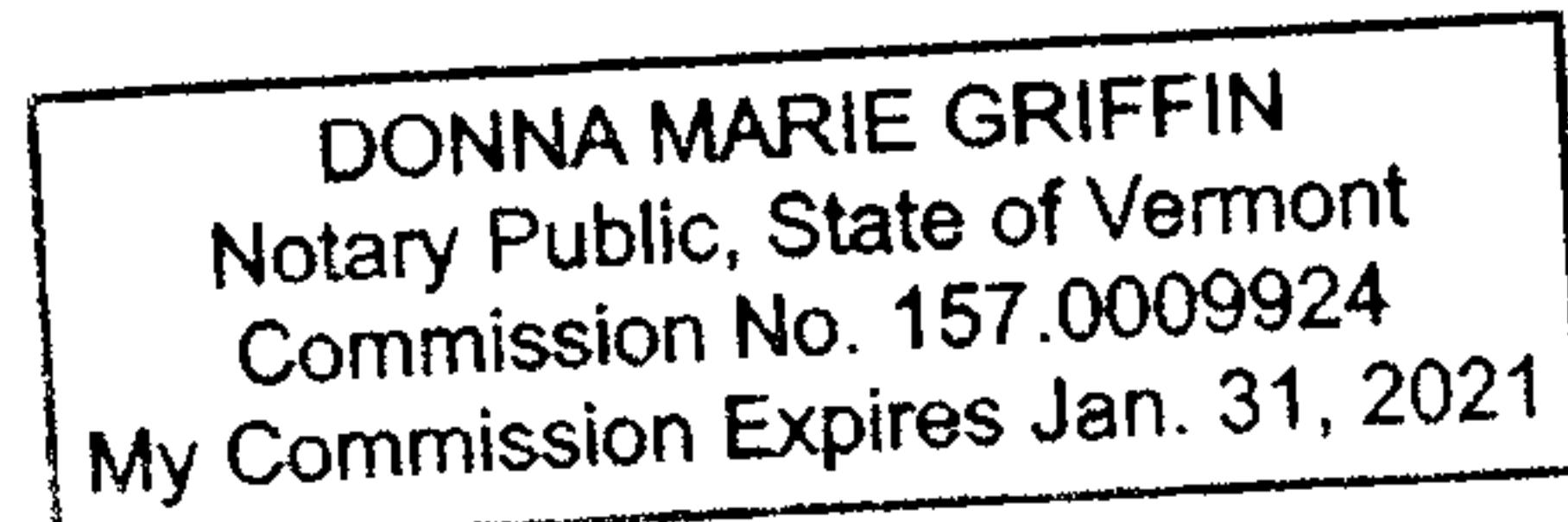
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Lorenzo J. Brillant, Jr., 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,
they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, A.D., 2019.

My Commission Expires: 1/31/2021

Donna Marie Griffin
 Notary Public:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/10/2019 11:10:41 AM
 \$26.00 CHERRY
 20190410000116930

Allie S. Boyd