

Prepared by:
Robert McNearney, III
2870 Old Rocky Ridge Rd Suite 160
Birmingham, AL 35243

Send Tax Notice to:
Crystal O. Plata-Becerril
350 Dogwood
Vincent, AL 35178

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Thousand Dollars and No Cents (\$10,000.00) 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

God's Outreach Center, Inc., whose mailing address is:

4418 U.S Hwy 280 Harpersville, AL 35078

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

Crystal O. Plata-Becerril and Austin H. Plata-Becerril, whose mailing address is:

350 Dogwood Pl Vincent AL 35178

(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: 350 Dogwood, Vincent, AL 35178 to-wit:

FROM THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN SOUTHWARDLY ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 551.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 106.66 FEET; THENCE LEFT 89 DEGREES - 50' A DISTANCE OF 591.20 FEET; THENCE LEFT 89 DEGREES- 53' A DISTANCE OF 66.66 FEET, THENCE LEFT 90 DEGREES - 07' A DISTANCE OF 20.00 FEET; THENCE RIGHT 90 DEGREES - 07' ALONG THE WEST RIGHT OF WAY LINE OF A 40' ROAD A DISTANCE OF 40.00 FEET; THENCE LEFT 90.07' A DISTANCE OF 572.20 FEET TO THE POINT OF BEGINNING HEREIN DESCRIBED.

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 13 day of May, 2019.

God's Outreach Center, Inc.

Della Pender
By: Della Pender, Managing Member

STATE OF AL
COUNTY OF Jefferson

20190521000174700 05/21/2019 03:20:03 PM DEEDS 2/2

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Della Pender whose name as Managing Member of the Company, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given on this the 13 day of May, 2019.

Erin McC

Notary Public

Printed Name:

My Commission Expires: **Alabama State at Large**

Erin Potter McConatha
NOTARY PUBLIC

My Commission Expires 01/25/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2019 03:20:03 PM
\$28.00 CHERRY
20190521000174700

Allen S. Bayl