

SEND TAX NOTICE TO:
Larry Shawn Gibbs and Amy Gibbs
107 Aaronvale Circle
Birmingham, AL 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Twenty Thousand dollars & no cents (\$320,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Anthony Naro, an unmarried man

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

Larry Shawn Gibbs and Amy Gibbs

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE FINAL RECORD PLAT OF AARONVALE SUBDIVISION, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$256,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 23, Page 78.

35' setback line from Aaronvale Circle; 20' setback line on rear of property as shown on survey by Ray Weygand, Reg. L.S.#24973, dated 5/6/2019.

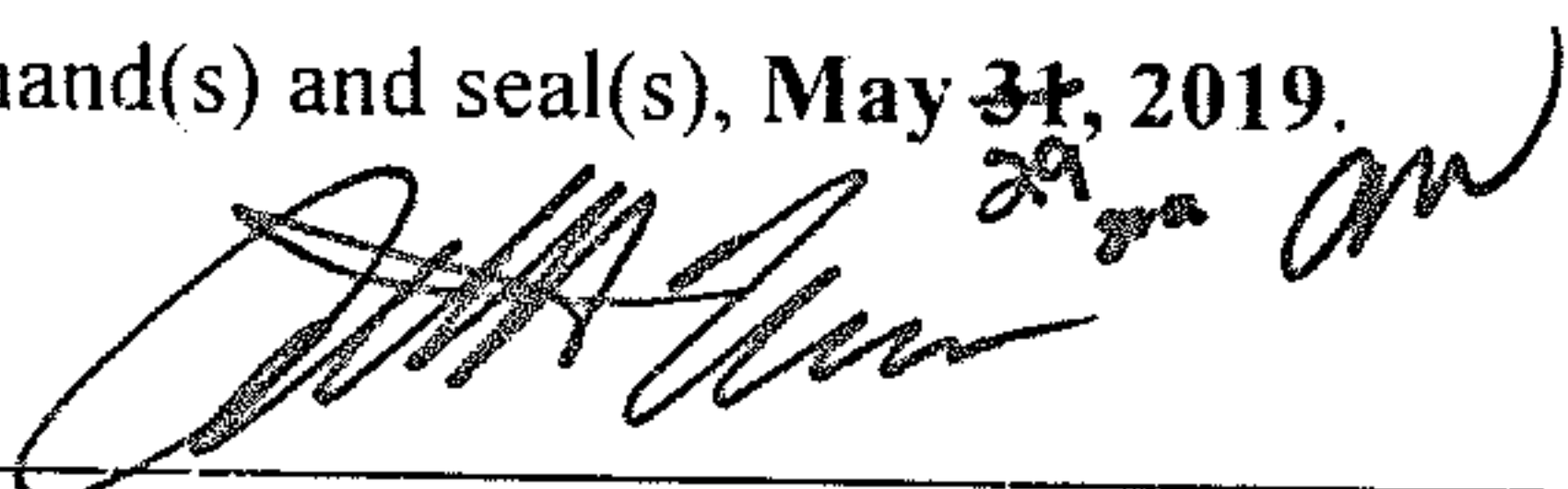
Fence being out of property boundaries on Southwest line of said property and Southeast corner of said lot as shown on survey by Ray Weygand, Reg. L.S.#24973, dated 5/6/2019.

Frame building being in setback area, as shown on survey by Ray Weygand, Reg. L.S.#24973, dated 5/6/2019.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), May 31, 2019.



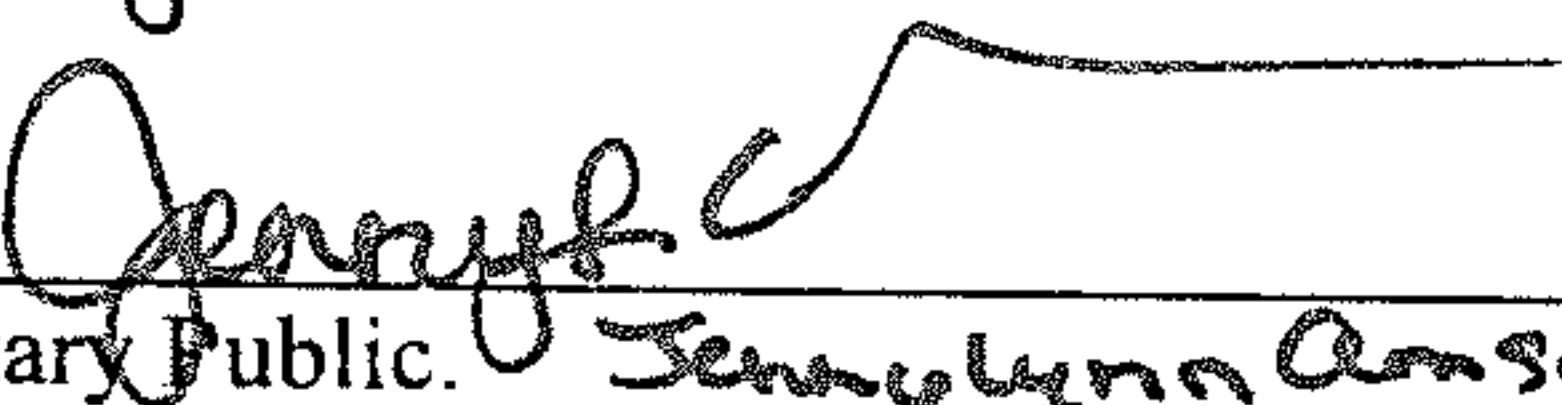
Anthony Naro (Seal)

STATE OF ~~ALABAMA~~ ^{CO}Colorado
~~El Paso~~
JEFFERSON COUNTY ^{CO}

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony Naro, 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/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{25th} ~~31~~st day of May, 2019



Notary Public. *Jenny Lynn AMSDEN*

(Seal)
My Commission Expires: 02/24/2020

