

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

GRANTEE'S ADDRESS:  
Jaime Humberto Diaz Caballero and  
Neidy Maira Decelis Gordillo  
908 Highway 270  
Maylene, AL 35114

20190712000249500 1/1 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/12/2019 02:46:32 PM FILED/CERT

STATE OF ALABAMA )  
                          )  
COUNTY OF SHELBY    )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Five Thousand and 00/100 (\$95,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Eunice Huntress, an unmarried individual** (hereinafter referred to as GRANTOR), whose address is 944 Alpine Way, Indian Springs, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Jaime Humberto Diaz Caballero and Neidy Maira Decelis Gordillo**, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3, according to the Map and Survey of Triple R Estates, as recorded in Map Book 25 page 90, in the Probate Office of Shelby County, Alabama.

Property Address: 908 Highway 270, Maylene, AL 35114

\$85,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

**Note: The preparer of this deed has not researched the title to subject property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 12th day of July, 2019.

Shelby County, AL 07/12/2019  
State of Alabama  
Deed Tax: \$10.00

*Eunice S. Huntress*  
Eunice Huntress

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Eunice Huntress, an unmarried individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of July, 2019.

*Mark S. Boardman*  
NOTARY PUBLIC  
My Commission Expires: 10-26-2022