

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of Shelby

Send Tax Notice To:
Paul Anthony Isbell, Yanivis Lilibeth Chinchilla
Pacheco and Andre DaCruz
333 Appleford Rd, Helena AL 35080

Presents:

THAT IN CONSIDERATION OF One Dollar and no/100 Dollars (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Paul Anthony Isbell and Yanivis Lilibeth Chinchilla Pacheco . a married couple (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Paul Anthony Isbell, Yanivis Lilibeth Chinchilla Pacheco, Andre DaCruz and Aurianny Santos (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 55 according to the Survey of amended Hillsboro Subdivision Phase II, as recorded in Map Book 38 Page 147, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

This deed was prepared without the benefit of a title exam

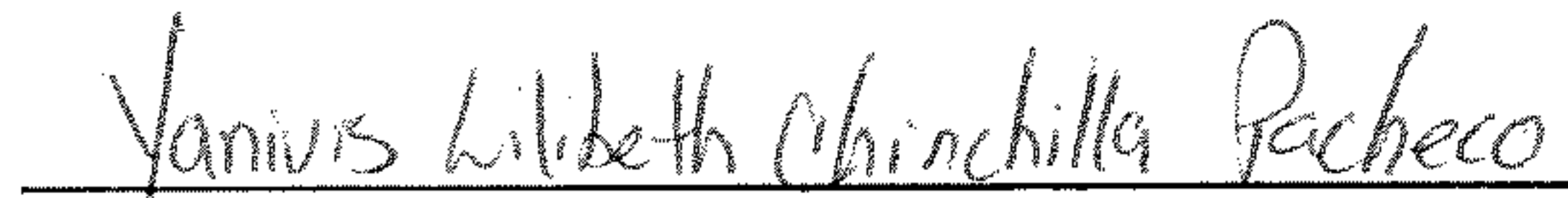
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 7th day of July 2019



Paul Anthony Isbell



Yanivis Lilibeth Chinchilla Pacheco

STATE OF Alabama
County of Jefferson

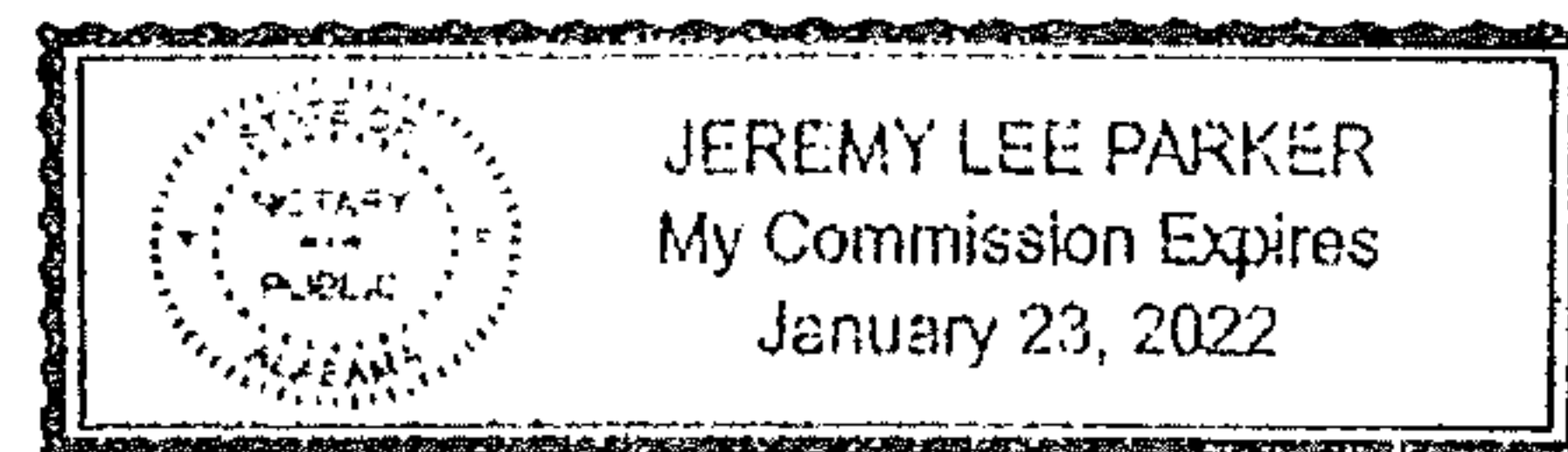
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Paul Anthony Isbell, Yanivis Lilibeth Chinchilla Pacheco whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 7th day of July, 2019.



Notary Public

My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Paul Anthony Isbel , Yanivis
Lilibeth Chinchilla Pacheco and
Andre DaCruz

333 Appleford Rd
Helena al 35080

333 Appleford Rd
Helena AL 35080

July 9, 2019

Helena AL 35080

\$

\$

\$284,900.00/94,966.66

x Closing Statement

Instructions

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2019 10:24:36 AM
\$118.00 CHERRY
20190722000259280

Allie S. Bayal