

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Daniel Jimenez
Saray Jimenez
106 Windsor Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty-Six Thousand and 00/100 Dollars (\$66,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

John Tutwiler and wife, Becky Tutwiler
(herein referred to as Grantors) do grant, bargain, sell and convey unto
Daniel Jimenez and Saray Jimenez
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

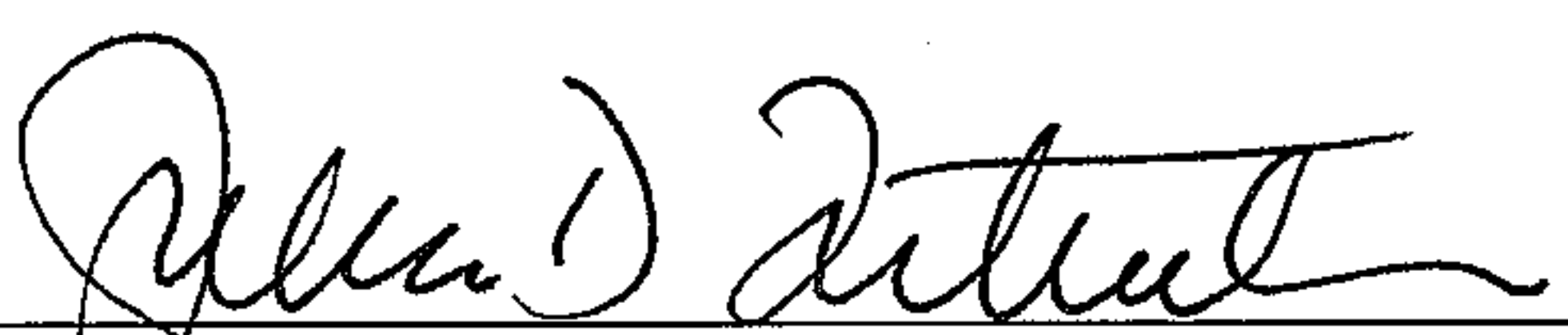
SEE ATTACHED EXHIBIT A


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set our hands and seals, this July 22, 2019.


John Tutwiler


Becky Tutwiler

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **John Tutwiler and wife, Becky Tutwiler** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this July 22, 2019.

My Commission Expires: 7/26/2026

Grantor's Address:
214 Cherokee St.
Montevallo, AL 35115
Property Address:
1635 Ashville Rd
Montevallo, AL 35115

Tax Parcel Id#27 5 21 2 001 005.000

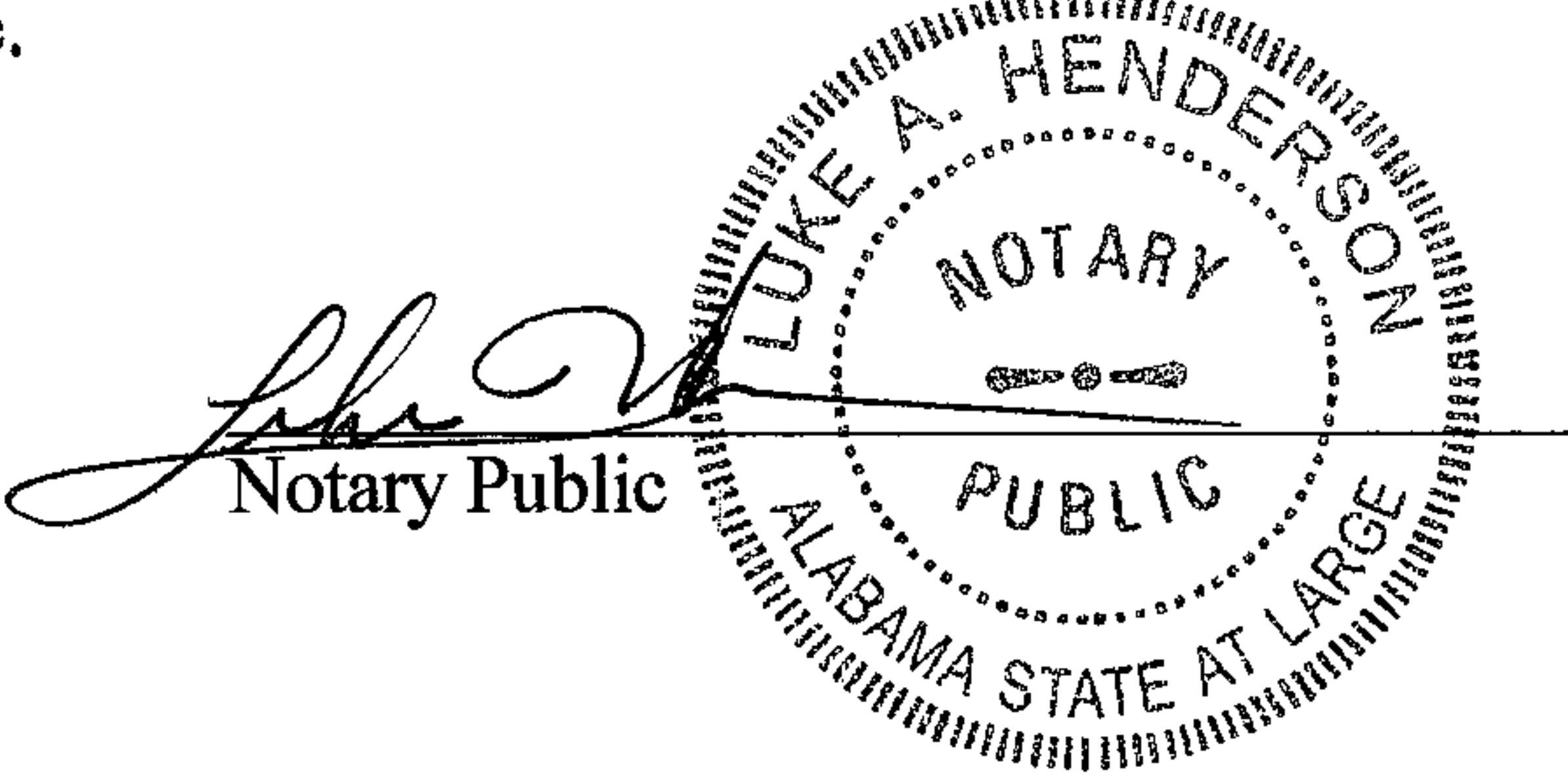


Exhibit A – Legal Description

Parcel I:

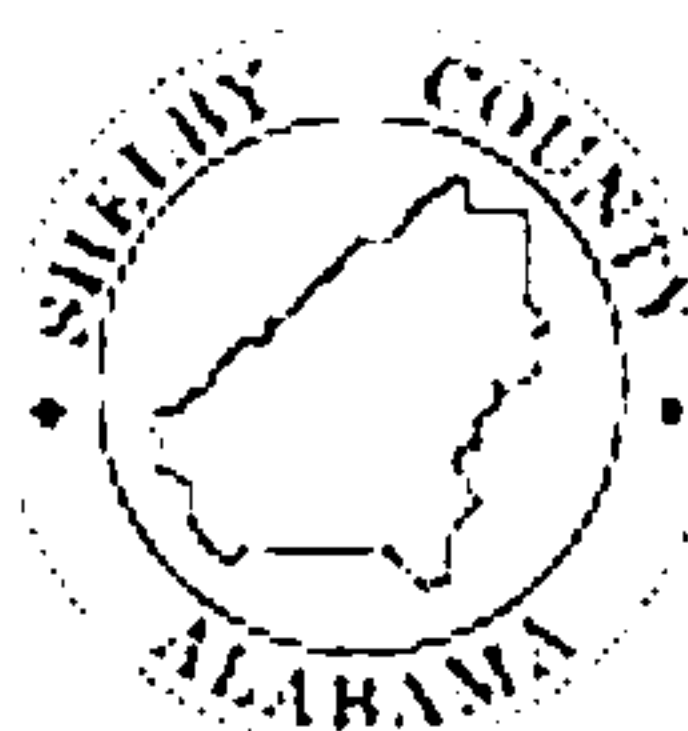
Beginning at the SE corner of that part of the NE Quarter of the NW Quarter (NE 1/4 of NW 1/4) Section 21, which lies between the Montevallo Road and Ashville Public Road on the East and North Highland, on the West and South of the Montevallo and Elyton Public Road which said Land was conveyed by L.N. Nabors and others to Frank Moody, Sr. by Deed dated to-wit, August 18, 1903, and recorded in Deed record of said Shelby County in Deed Book 30, at Page 230; thence from above point North and parallel with the Montevallo and Ashville Public Road distance of two hundred fifty feet (250) to the point of beginning; thence North and parallel with the Montevallo and Ashville Public Road distance of fifty (50) feet; thence West and perpendicular with the said Montevallo and Ashville Public Road a distance of one hundred fifty (150) feet; thence South and parallel with the Montevallo and Ashville Public Road a distance of 50 feet; thence East perpendicular with the Montevallo and Ashville Public Road a distance of one hundred fifty (150) feet to a point of beginning.

Parcel II:

Beginning at a point of where the west right of way line of the Montevallo and Siluria Public Road crosses the South line of the NE 1/4 of the NW 1/4 of Section 21, Township 22, Range 3 W and run along said road North 3 degrees 10 minutes West 400 feet; thence West and perpendicular to said road a distance of one hundred twenty (120) feet to the point of beginning; thence continue in the same direction perpendicular to said road a distance of twenty (20) feet; thence South and parallel with said road a distance of one hundred (100) feet; thence East and perpendicular to said road a distance of twenty (20) feet; thence North and parallel with said road a distance of one hundred (100) feet to the point of beginning.

Parcel III:

Beginning at a point where the West right of way line of Montevallo and Siluria Public Road crosses the South line of the NE 1/4 of the NW 1/4 of Section 21, Township 22, Range 3 W, and run along said road North 3 degrees and 10 minutes West, three hundred (300) feet to the point of beginning of the lot herein conveyed; thence continue in the same direction along said road a distance of one hundred (100) feet; thence West and perpendicular to said road a distance of one hundred twenty (120) feet; thence South and parallel with said road a distance of one hundred (100 feet); thence East and perpendicular to said road a distance of one hundred twenty (120) feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 08:06:49 AM
\$84.00 CHERRY
20190806000280730

Allen S. Bayl