

20190905000327430

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

09/05/2019 01:10:49 PM
DEEDS 1/2

Send Tax Notice To:
Daniel Jiminez
Saray Jiminez

106 Windsor Ln
Pelham AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Five Thousand Dollars and No Cents (\$265,000.00)** 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

Michael F. Patton, Jr. and wife, Cheryl S. Patton, and Mary Maxwell, an unmarried woman, formerly known as Mary P. Hickerson, whose mailing address is:

1032 Main Street, Montevallo, AL 35115

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

Daniel Jiminez and Saray Jiminez, whose mailing address is:

106 Windsor Ln, Pelham, AL 35124

(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: 1032 Main Street, Montevallo, AL 35115 to-wit:

Parts of Lots 9 and 12 of Storrs and Troy Addition to Montevallo, as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Lot 9; thence run Northwesterly along the Westerly line of same for 81.00 feet to the point of beginning; thence 85 degrees 42 minutes 23 seconds right and run Northeasterly for 101.45 feet; thence 94 degrees 17 minutes 36 seconds right and run Southeasterly for 89.50 feet to the Southeast corner of said Lot 9; thence 89 degrees 29 minutes 00 seconds left and run Northeasterly for 110.21 feet to the Southeast corner of said Lot 12; thence 90 degrees 31 minutes 00 seconds left and run Northwesterly along the Easterly line of said Lot 12 for 199.04 feet to a point on the Southerly right of way line of Alabama Highway 119 as shown on Riggins Survey, dated November, 1945; thence run Westerly along said right of way line of 224.17 feet to the Westerly line of said Lot 9; thence Southeast along said lot line for 43.64 feet to the point of beginning.

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.

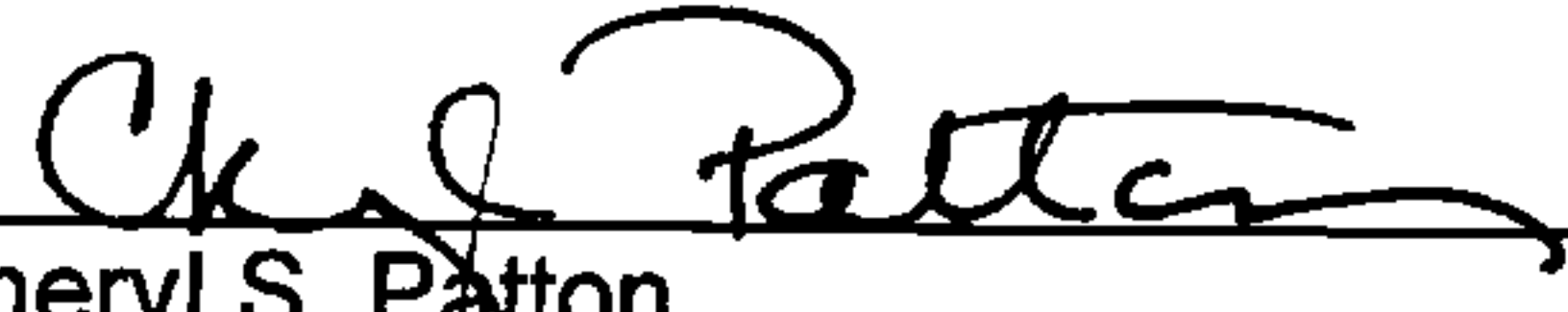
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 23rd day of August, 2019.



Michael F. Patton Jr.



Cheryl S. Patton

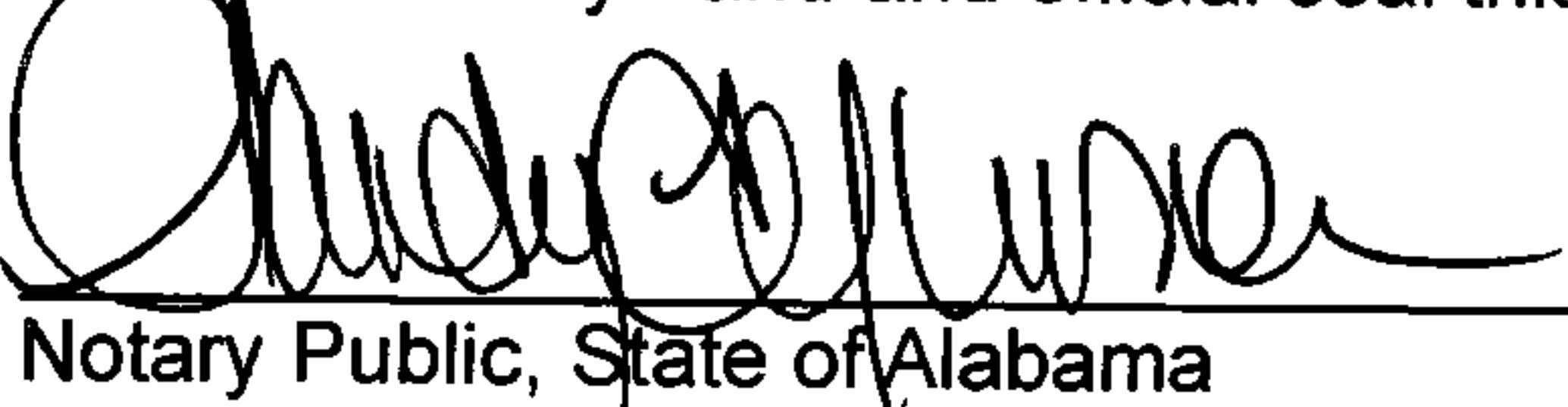
State of Alabama
County of Shelby



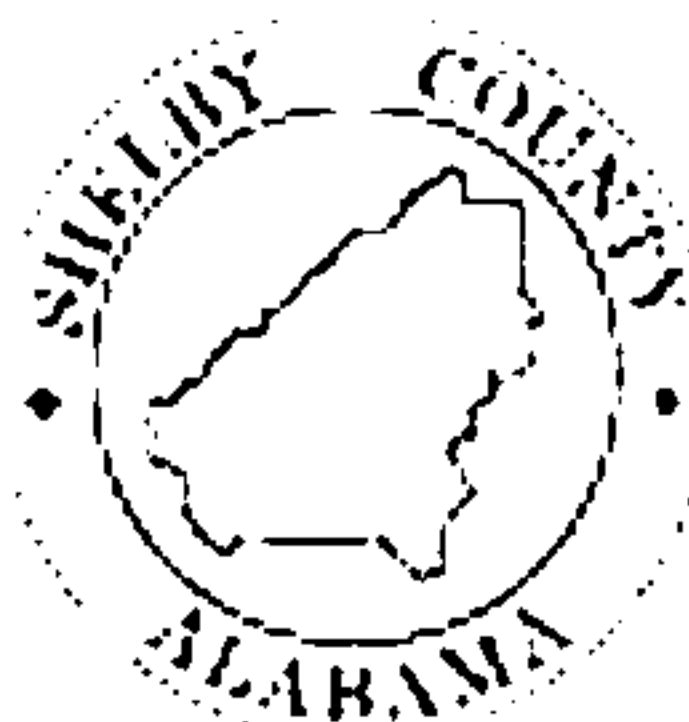
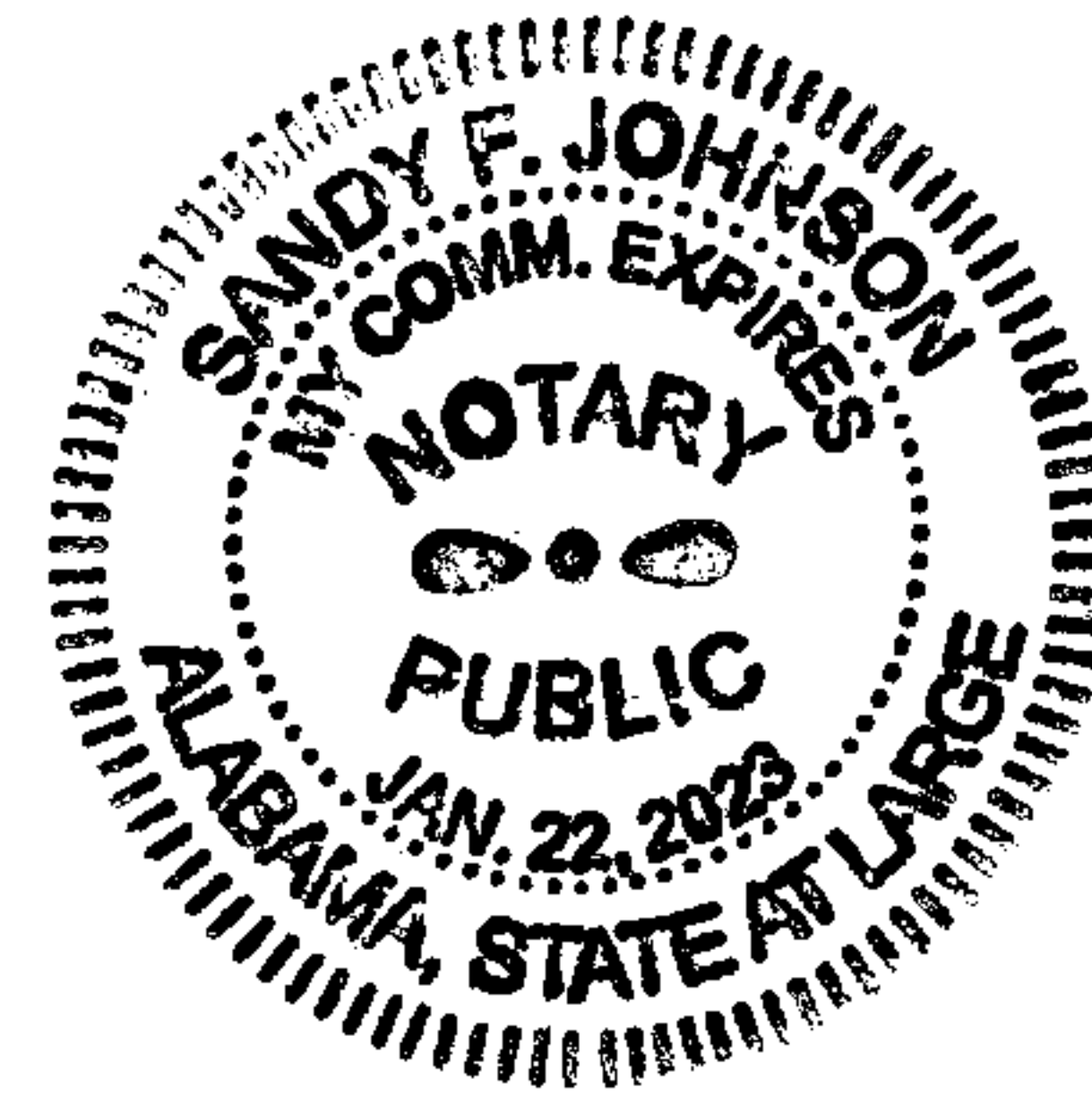
Mary Maxwell

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael F. Patton Jr., Cheryl S. Patton, and Mary Maxwell, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August, 2019.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2019 01:10:49 PM
\$290.00 CHERRY
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