

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

Send Tax Notice To:
Alberto Flores Huerta
Lidia Sanchez Lopez
342 Jonesboro Cir.
Columbiana, AL 35051

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 Twenty Thousand Dollars and No Cents (\$220,000.00) 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

Jason R. Davis, an unmarried man, whose mailing address is:

342 Jonesboro Circle, Columbiana, AL 35051

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

Alberto Flores Huerta and Lidia Sanchez Lopez, whose mailing address is:

1843 Hwy 30, Lot 12, Columbiana, AL 35051

(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: 342 Jonesboro Cir., Columbiana, AL 35051 to-wit:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama described as follows:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama and run North 0 degrees 17 minutes 23 seconds West along the West line of said 1/4-1/4 a distance of 704.03 feet; thence North 89 degrees 40 minutes 29 seconds East a distance of 210.13 feet; thence continue North 89 degrees 40 minutes 29 seconds East a distance of 131.40 feet; thence North 33 degrees 16 minutes 59 seconds East a distance of 216.75 feet; thence North 0 degrees 07 minutes 48 seconds East a distance of 284.48 feet to the point of beginning; thence continue North 0 degrees 07 minutes 48 seconds East a distance of 196.11 feet; thence South 89 degrees 21 minutes 10 seconds West a distance of 459.19 feet to the Easterly right of way of Shelby County Highway #78 ; thence South 1 degree 22 minutes 33 seconds West along said right of way a distance of 316.64 feet; thence South 89 degrees 53 minutes 12 seconds East leaving said right of way a distance of 245.34 feet; thence North 0 degrees 10 minutes 03 seconds West a distance of 126.54 feet; thence South 89 degrees 53 minutes 12 seconds East a distance of 221.35 feet to the point of beginning; being situated in Shelby County, Alabama.


Subject to: All easements, restrictions and rights of way of record.

\$216,015.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

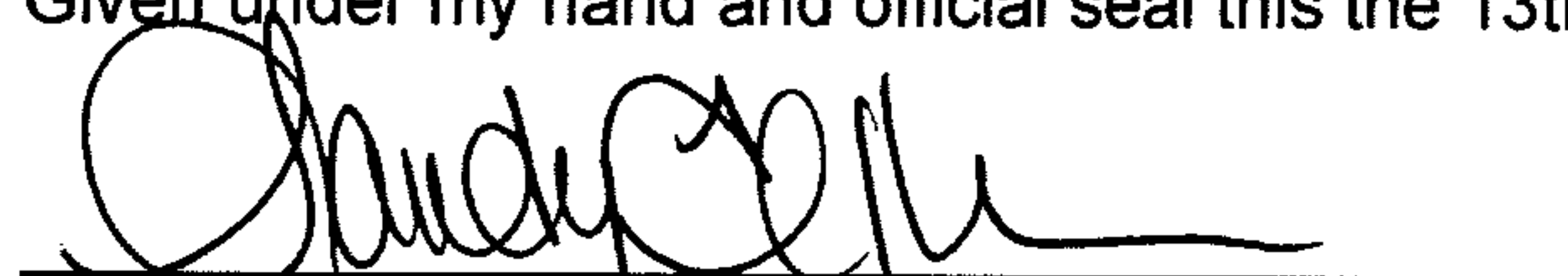
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 13th day of September, 2019.

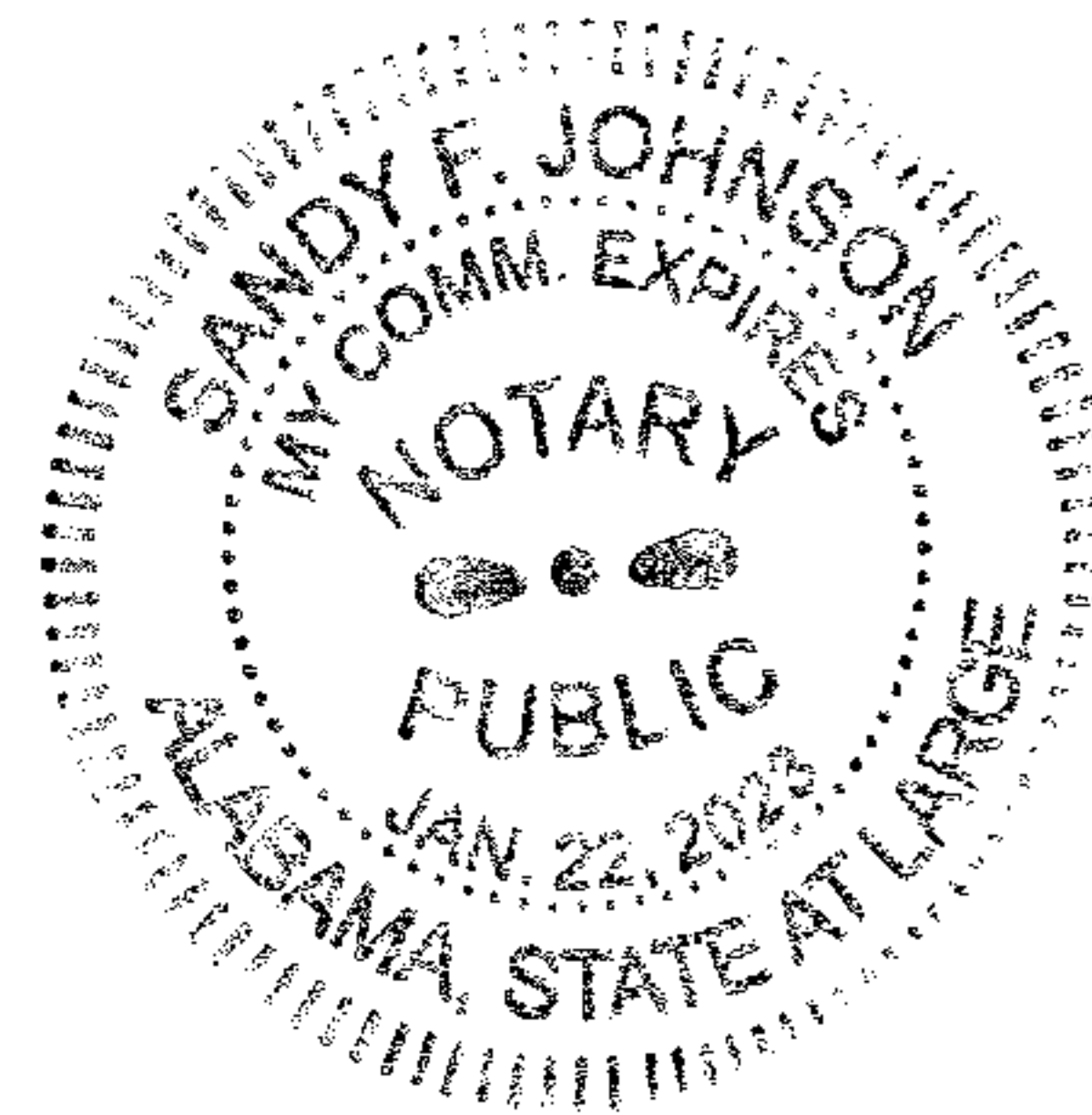

Jason R. Davis

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason R. Davis, 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 13th day of September, 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
09/13/2019 02:57:09 PM
\$29.00 CATHY
20190913000337870

Allen S. Bayl