



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2019 10:55:29 AM
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 DEEDS 1/1

Alvin S. Bayl

Prepared by:
 Cassy L. Dailey
 Attorney at Law
 3156 Pelham Parkway, Suite 2
 Pelham, AL 35124

Send Tax Notice To: Leonor
 Nunez de Quinones
 Joel Quinonez Rodriguez
 257 Hwy 209
 Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

Actual Value: \$32,500.00

That in consideration of **Ten Dollars and No Cents (\$10.00)** 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

Leonor Nunez de Quinones, a married woman, whose mailing address is:

257 Hwy 209, Calera, AL 35040

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

Nunez de Quinones and Joel Quinonez Rodriguez, whose mailing address is:

~~1314 7th Street SW, Alabaster, AL 35007~~ 257 Hwy 209, Calera, AL 35040

(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: 1314 7th Street SW, Alabaster, AL 35007 to-wit:

Lot No. 33-A as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Rg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the North right of way line of Center Avenue and the East right of way line of Cotton Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence North along the said right of way line of Cotton Street for 305.00 feet to the point of beginning; thence 92 deg. 23 sec. 15 min. left and run Northerly for 37.00 feet to a point on the Southwesterly right of way line of the Louisville and Nashville Railroad; thence Northwesterly along said right of way line of the Louisville and Nashville Railroad and along the arc of a curve to the right having a radius of 1960.00 feet for 40.12 feet; thence 55 deg. 55 min. 14 sec. left, as measured from a tangent of aforesaid curve, and run Westerly for 136.16 feet to a point on the Easterly right of way line of said Cotton Street; thence 92 deg. 15 min. 26 sec. left and run Southerly along said right of way line of Cotton Street for 70.00 feet to the point of beginning.

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

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

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 13th day of September, 2019.

Leonor Nunez de Quinones

Leonor Nunez de Quinones

State of Alabama
 County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonor Nunez de Quinones, 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.

Cassy L. Dailey
 Notary Public, State of Alabama

Cassy L. Dailey
 Printed Name of Notary
 My Commission Expires: 5-17-22

