STATE OF ALABAMA)	SEND TAX NOTICE TO: Eulalio Pena Orozco, and
•	•	Yamileth Asmat Salih
COUNTY OF SHELBY)	166 Cheshire Road
	•	Westover, AL 35147

WARRANTY DEED (JOINT WITH SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One-Hundred-Ten-Thousand & 00/100 and 00/100 Dollars (\$110,000.00) paid by Grantees pursuant to the Grantors holding said sum as a Purchase-Money-Mortgage, and said sum being used to pay the full value of the property, which sum shall the receipt whereof is acknowledged; we, Roger D. Rader and Linda C. Rader, a married couple, herein referred to as "Grantors", do grant, bargain, sell and convey unto, Eulalio Pena Orozco and Yamileth Asmat Salih, a common law married couple herein referred to as "Grantees", as Joint Tenants with right of survivorship, the described real property situated in Shelby, Alabama (The "Property"), to-wit:

Commencing at the SW corner of Section 23, Township 19 South, Range 1 East, Shelby County Alabama; Thence North 88° 47' 42" East along the South Line of Section 23 for 2042.00'; thence North 0° 35' 42" East 613.11' to a ½" rebar; thence North 30° 08' 46" East along the Easterly Right-Of-Way Line of Cheshire Road 116.18' to a 5/8" rebar at the POINT OF BEGINNING; thence continue North 30° 08' 45" East along said line 450.16' to a 5/8" rebar; thence South 0° 05' 24" West 403.55' to a ½" rebar; thence North 86° 22' 40" West 403.55" to a ½" rebar; thence North 88° 22' 40" West 225.89' to the POINT OF BEGINNING; said parcel containing 1.04 Acres more or less.

This conveyance is subject to mortgages, easements, covenants and restrictions of record:

- (A) All prior reservations or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property including.
 - (B) Building setback lines and zoning of the town of Westover, Alabama.
 - (C) Ad Valorem Taxes due in the year 2018, a lien, but not yet payable.

TO HAVE AND TO HOLD to 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we, the Grantors, do for ourselves and for our heirs, executors, and administrators covenant with the 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 good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this 1st day of February, 2018.

ROGER D. RADER, Grantor

LINDA C. RADER, Grantor

ACKNOWLEDGMENT

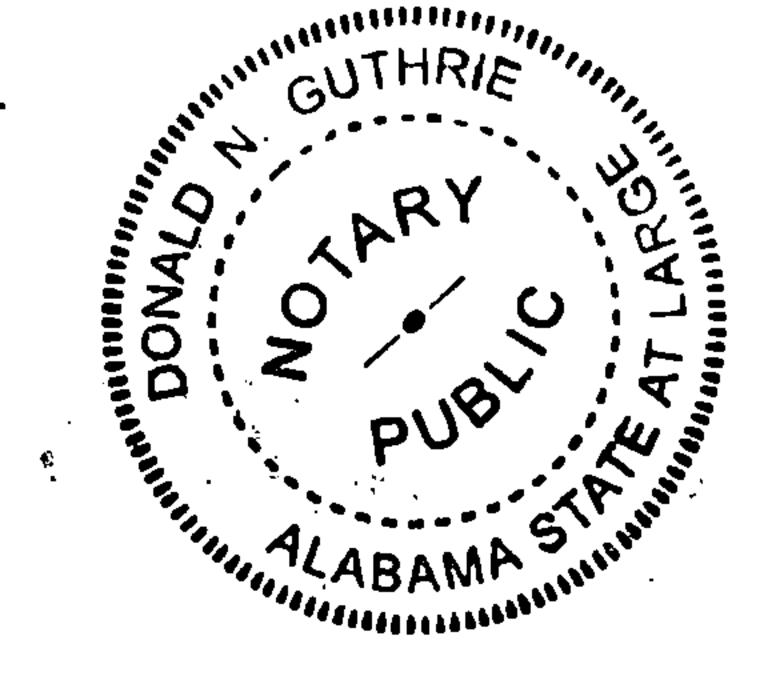
STATE OF ALABAMA)

JEFFERSON COUNTY

Before me, the undersigned, a Notary Public for said County, in said State, hereby certify that Roger D. Rader and Linda C. Rader, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they voluntarily executed same on this the day the same bears date.

Given under my hand and official seal this 1st day of February, 2018.

SEAL



NOTARY PUBLIC

My Commission expires $\frac{1}{2} \sqrt{2} \sqrt{2}$

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