

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Roberto Alexis Monroy Perez  
Gabriela Perez Martinez 119  
Heather Ridge Dr.  
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 Fifteen Thousand Dollars and No Cents (\$215,000.00)** 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

**Matthew Lloyd Mitchell, a single person, whose mailing address is:**

1139 Riverchase Pkwy W; Hoover, AL 35247

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

**Roberto Alexis Monroy Perez and Gabriela Perez Martinez, whose mailing address is:**

119 Heather Ridge Dr., 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: 119 Heather Ridge Dr., Pelham, AL 35124 to-wit:

Lot 10, according to the Survey of Heather Ridge, as recorded in Map Book 17, Page 22, in the Probate Office of Shelby County, Alabama.

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 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 16 day of March, 2020.

Matthew Lloyd Mitchell  
Matthew Lloyd Mitchell



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2020 04:04:31 PM  
\$237.00 CHARITY  
20200317000105890

State of Alabama  
County of Jefferson

Allen S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Lloyd Mitchell, 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 16th day of March, 2020.

Robert McNearney  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: \_\_\_\_\_

