

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc.
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 208651

Send Tax Notice To: Ana Laura Cortes - Becerril
Mario Mendoza Vasquez
1778 21st Ave.
Calera, AL 35040

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, **Chad W. Balentine and Natasha Miles, a married couple, whose mailing address is 5682 County Rd. 74 Florence, AL 35634** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ana Laura Cortes - Becerril and Mario Mendoza Vasquez, whose mailing address is 1778 21st Ave, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1778 21st Ave., Calera, AL 35040**; to wit;

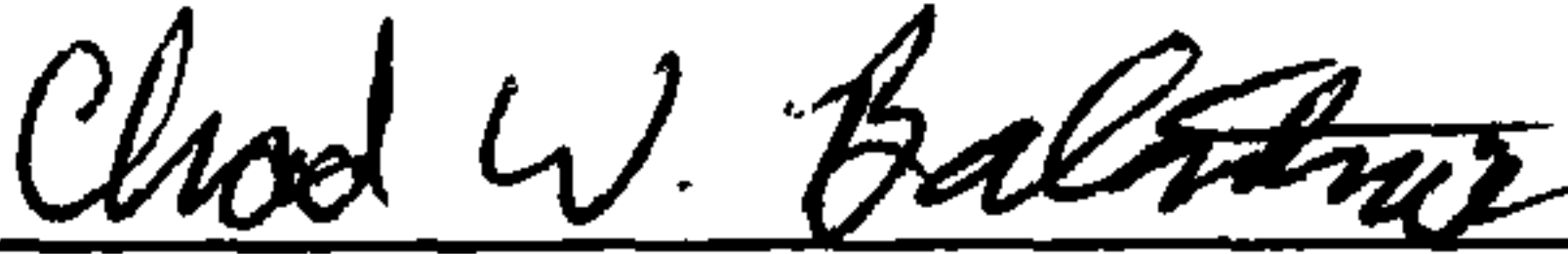
Lot 5 according to Robert Pledger's Resurvey of part of Blocks 262, 263 and 265, according to the Dunstan's Map of the Town of Calera, as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of May, 2020.


Chad W. Balentine


Natasha Miles

State of Alabama

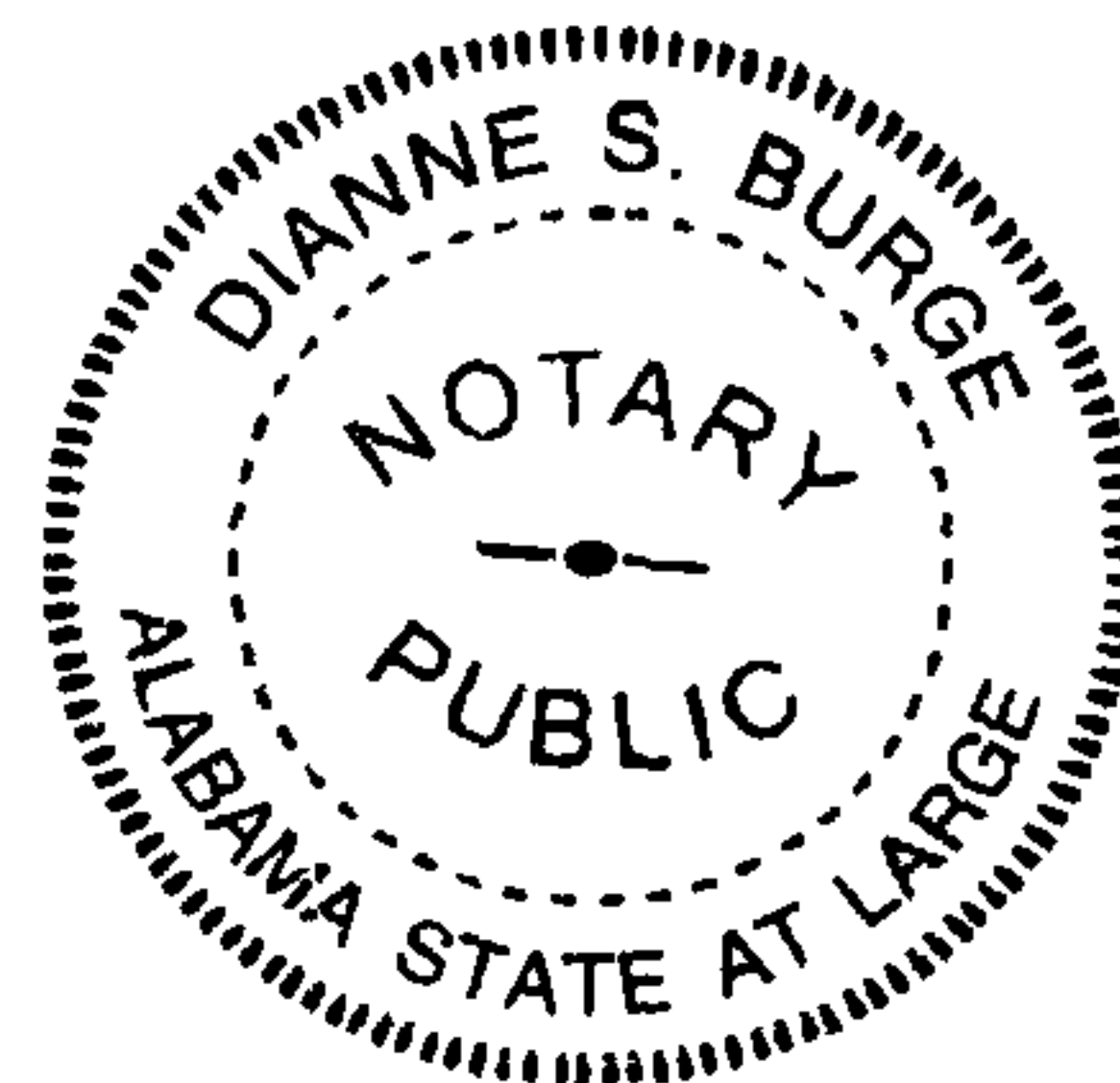
County of Jefferson

I, Dianne S. Burge, a Notary Public in and for the said County in said State, hereby certify that Chad W. Balentine and Natasha Miles, 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 18th day of May, 2020.

Dianne S. Burge
Notary Public, State of Alabama

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2020 08:44:58 AM
\$150.00 CHERRY
20200521000202680

Allen S. Bevil