



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2020 02:54:16 PM
\$179.00 JESSICA
20201012000463080

Allen S. Byrd

20201012000463080
10/12/2020 02:54:16 PM
DEEDS 1/1

This instrument was prepared by:

Halbrooks & Allen, LLC
704 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

Maria Aleman
1184 Village Trail
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of One Hundred Fifty-Seven Thousand and No/100 ---
----- (\$157,000.00) Dollars

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Joseph Phillip Seales, a married man
1030 Long Branch Parkway, Calera, AL 35040
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Maria G. Aleman and Jorge Aleman
1184 Village Trail, Calera, AL 35040
(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

Lot 97, according to the Survey of Waterford Village – Sector 2, as recorded in
Map Book 30, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

The above described property does not constitute the homestead of the Grantor,
nor his spouse.

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 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 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
9th day of October, 2020.

Joseph Phillip Seales (Seal) _____ (Seal)
Joseph Phillip Seales
_____(Seal) _____(Seal)

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Joseph Phillip Seales

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 9th day of October, A.D. 2020.

My Commission Expires: 4/21/24

William H. Halbrooks
William H. Halbrooks, Notary Public

