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DEEDS 1/2

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

Send Tax Notice To:
Franklin Israel Sanchez-Cruz
Cindy Brendali Rodriguez-Guardado
426 12th St. SW
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty Thousand Dollars and No Cents (\$380,000.00)** 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

Jorge Salguero, a married man, whose mailing address is:

435 12th St SW, Alabaster, AL 35007

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

Franklin Israel Sanchez-Cruz and Cindy Brendali Rodriguez-Guardado, whose mailing address is:

426 12th St. SW, Alabaster, AL 35007

(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: 426 12th St. SW, Alabaster, AL 35007 to-wit:

The South 100 feet of the following described lot: From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West, run Westerly along the North boundary line of said 1/4-1/4 Section 253.3 feet to the Point of Beginning of the land herein described; thence continue Westerly along the last said course for 200.0 feet; thence turn an angle of 91 degrees 50 minutes to the left and run Southerly 309.18 feet; thence turn an angle of 88 degrees 11 minutes 42 seconds to the left and run Easterly 200.0 feet; thence turn an angle of 91 degrees 48 minutes 18 seconds to the left and run Northerly 310.0 feet to the Point of Beginning. This land being part of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama.

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

\$360,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor, nor that of his 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 2nd day of December, 2020.

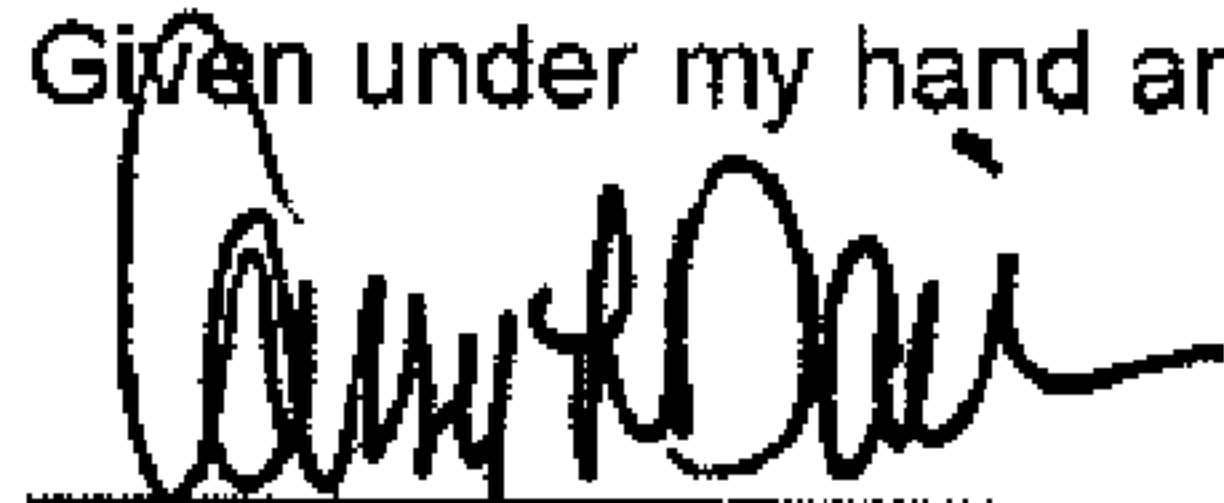


Jorge Salguero

State of Alabama
County of Shelby

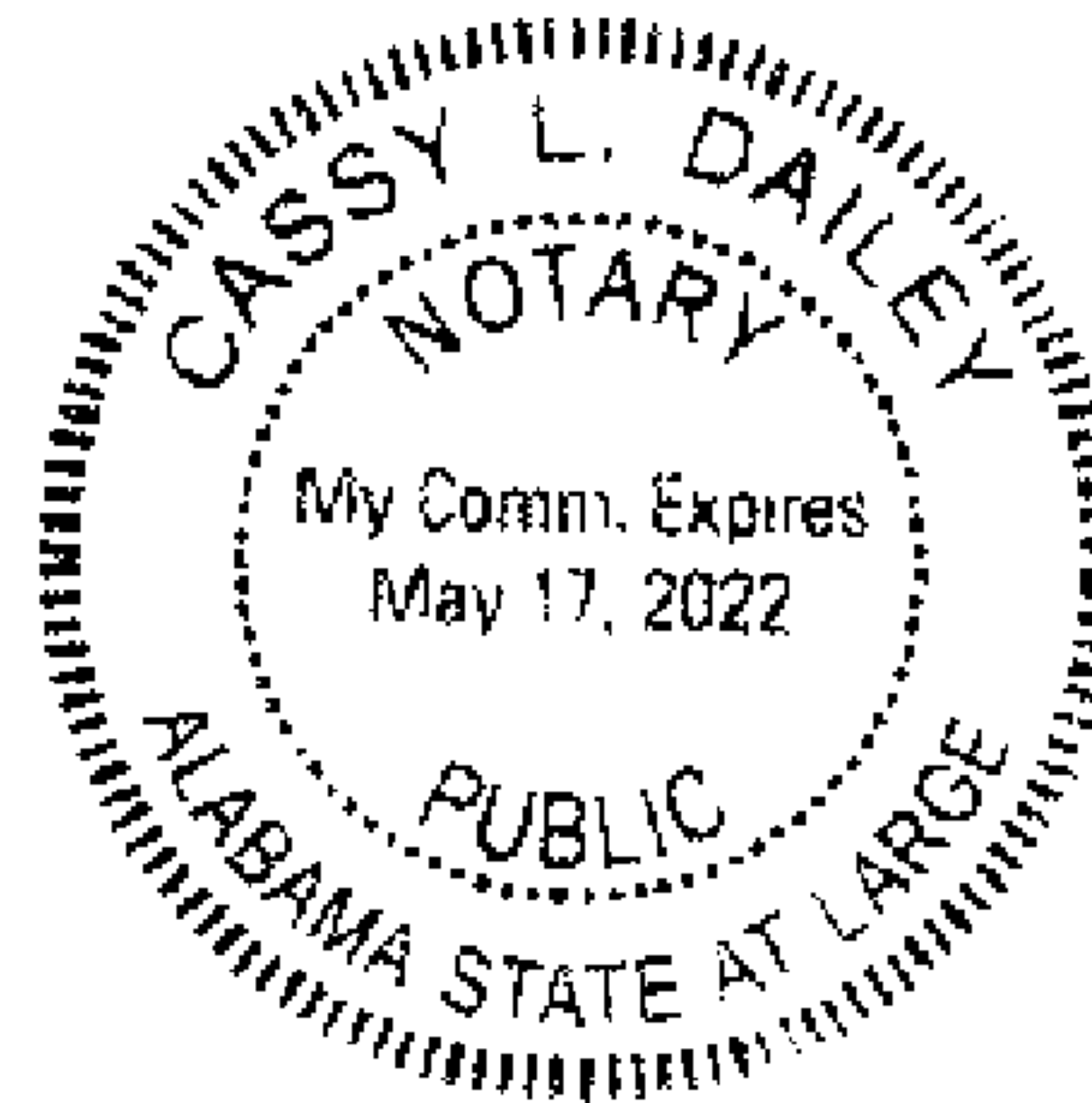
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jorge Salguero, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of December, 2020.

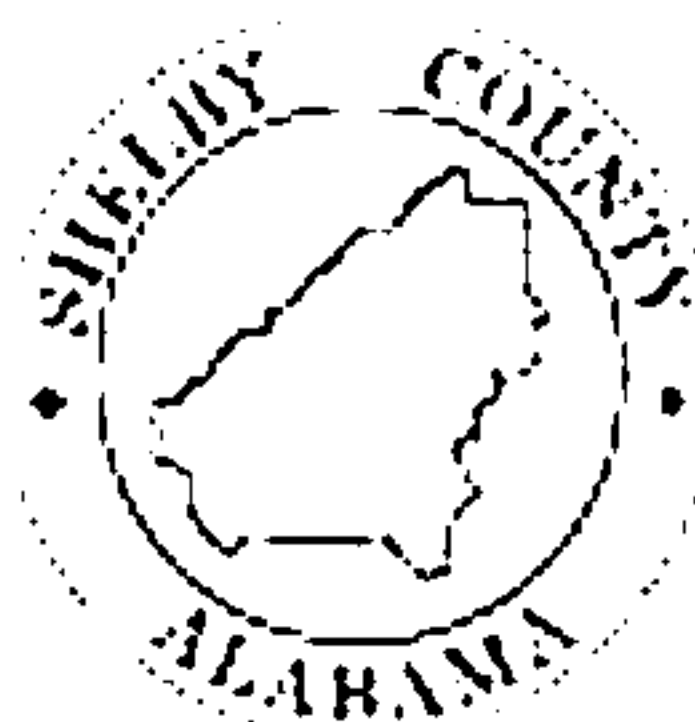


Cassy L. Dailey

Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



20201210000566580 12/10/2020 03:50:20 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2020 03:50:20 PM
\$45.00 JESSICA
20201210000566580

