

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 678827

Mail Tax Statements to:
Jose Antonio Cervantes Nunez and Ernestina Barreras, 1060 Rivera Drive, Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

JOSE ANTONIO CERVANTES NUNEZ who acquired title erroneously as JOSE ANTONIO CERVANTES and ~~EMESTINA~~ BARRERAS, whose mailing address is 1060 Rivera Drive, Calera, AL 35040, hereinafter referred to as "Grantor"

and ~~EMESTINA~~ ^{ERNESTINA} BARRERAS ^{BES} ERNESTINA BES
JOSE ANTONIO CERVANTES NUNEZ and ~~EMESTINA~~ BARRERAS, whose mailing address is 1060 Rivera Drive, Calera, AL 35040, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 211, according to the Survey of The Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Jose Antonio Cervantes and Ernestina Barreras, as joint tenants with rights of survivorship in deed dated January 4, 2019, recorded January 8, 2019 in Instrument number 2019010800007320 in the Office of the Judge of the Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE



PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD 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 their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 14 day of March, 2021.

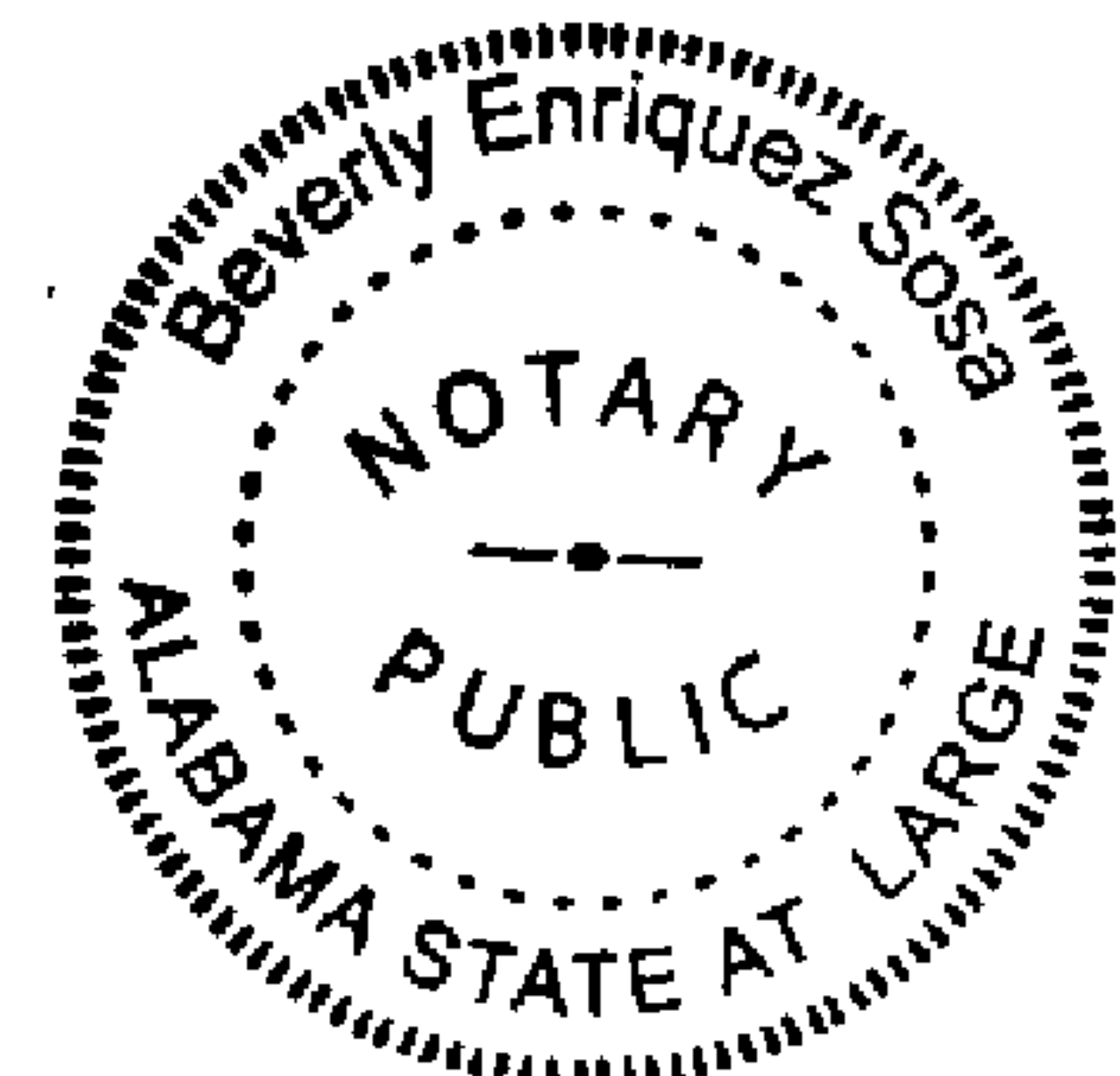
Jose Antonio Cervantes Nunez
JOSE ANTONIO CERVANTES NUNEZ who acquired title erroneously as JOSE ANTONIO CERVANTES

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JOSE ANTONIO CERVANTES NUNEZ who acquired title erroneously as JOSE ANTONIO CERVANTES, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14 day of March, 2021.

Beverly Enriquez Sosa
Notary Public
Beverly Enriquez Sosa
Print Name
My Commission expires: 05/22/2021



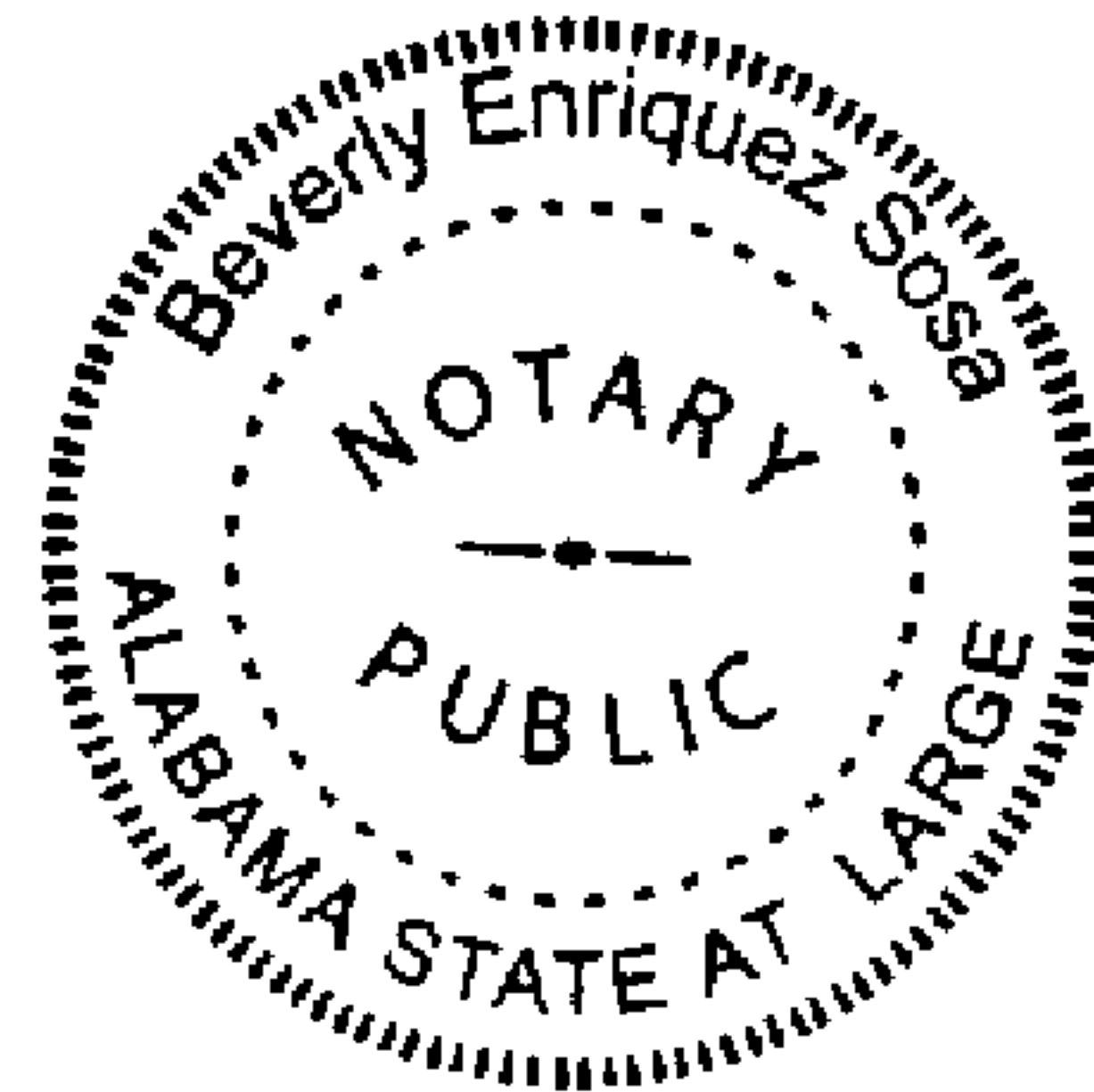
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 14 day of March, 2021.

Ernestina Barreras
BES ~~EMESTINA~~ BARRERAS
ERNESTINA
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that ~~EMESTINA~~ BARRERAS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14 day of March, 2021.

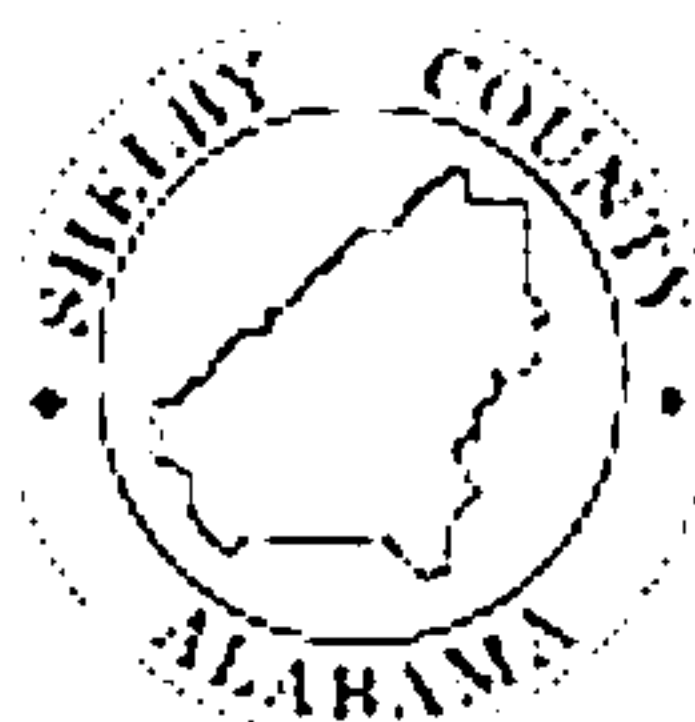
Beverly
Notary Public
Beverly Enriquez Sosa
Print Name
My Commission expires:



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Jose Antonio Cervantes Nunez and ~~Ernestina~~ Ernestina Barreras, 1060 Rivcra Drive, Calera, AL 35040

Grantee's address:
Jose Antonio Cervantes Nunez and ~~Ernestina~~ Ernestina Barreras, 1060 Rivera Drive, Calera, AL 35040



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2021 09:23:30 AM
\$29.00 JOANN
20210409000178290

Allen S. Bayl