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Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/2

Send Tax Notice To:
Richard M. Zaragoza
Mary S. Zaragoza
~~71 Vick Cir~~ 204 Castleman Circle
~~Wilsonville, AL 35186~~ Leeds, AL 35094

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 Eighty Five Thousand Dollars and No Cents (\$285,000.00)** 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

Steven D. Wilson and Catherine Robison Wilson, a married couple, whose mailing address is:

71 Vick Circle, Wilsonville, AL 35186

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

Richard M. Zaragoza and Mary S. Zaragoza, whose mailing address is:

71 Vick Cir., Wilsonville, AL 35186

(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: 71 Vick Cir., Wilsonville, AL 35186 to-wit:

Lot 11, and portion of Lot 10, Sector A, in the Homestead Subdivision in Wilsonville as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate and more particularly described as follows:

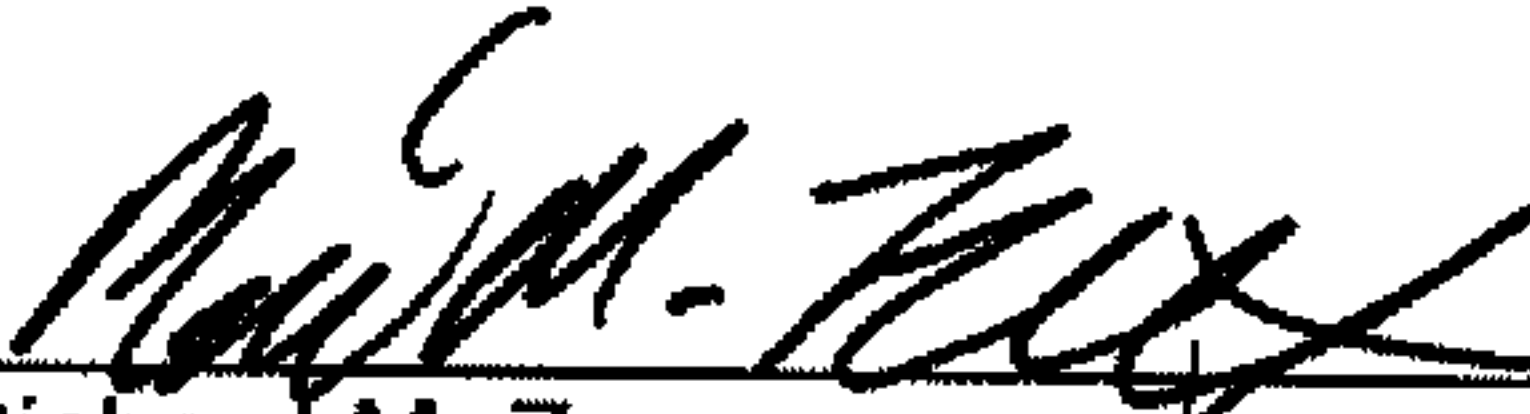
Begin at the Southeast corner of Lot 11, Sector A, of "the Homestead", as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn in a Southwesterly direction along the Southeasterly line of said Lot 11 for a distance of 291.21 feet to a point on the Easterly line of Vick Circle; thence turn an angle to the right of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 42 degrees 15 minutes 17 seconds and a radius of 50 feet; thence run along the arc of said curve to the Left in a Northwesterly direction for a distance of 36.87 feet; thence turn an angle to the right from the tangent of last described course of 90 degrees and run in a Northeasterly direction for a distance of 329.70 feet; thence turn an angle to the right of 56 degrees 32 minutes 24 seconds and run in a Northeasterly direction for 36.73 feet; thence turn an angle to the right of 34 degrees 58 minutes and run in a Southeasterly direction for a distance of 39.28 feet; thence turn an angle to the right of 41 degrees 01 minutes 40 seconds and run in a Southeasterly direction for a distance of 216.50 feet to the Point of Beginning.

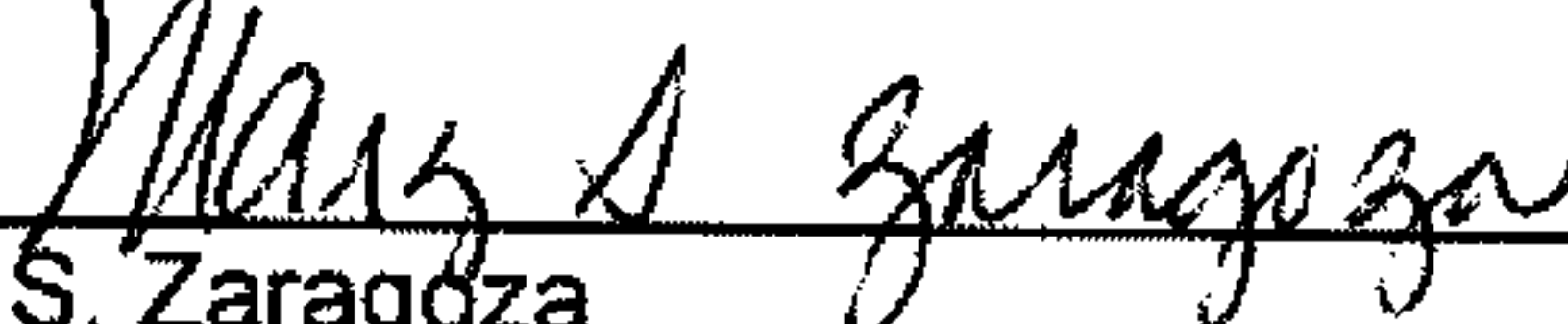
Subject to: All easements, restrictions and rights of way of record.

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 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 27th day of April, 2021.


Richard M. Zaragoza

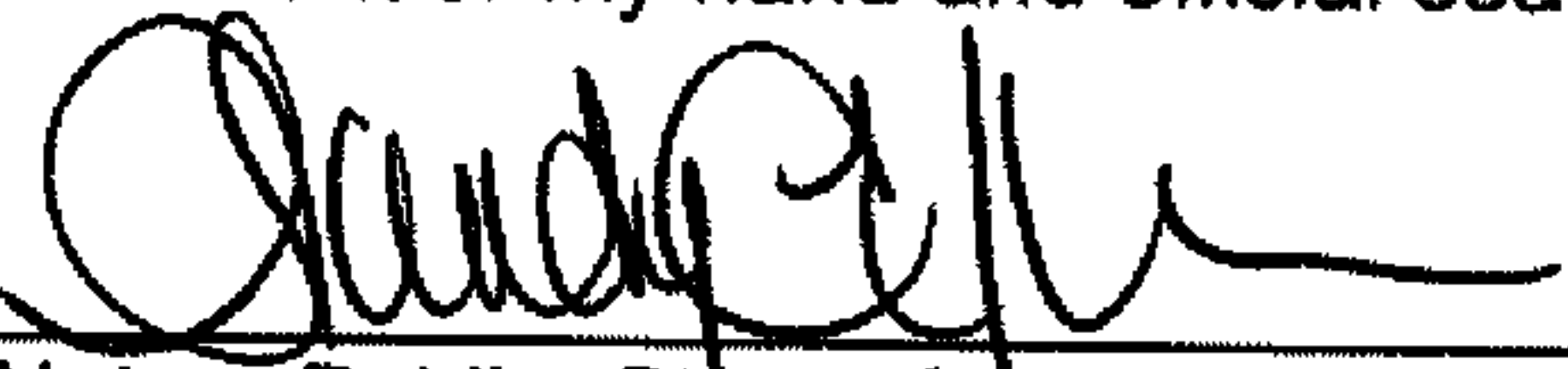

Mary S. Zaragoza


Steven D. Wilson

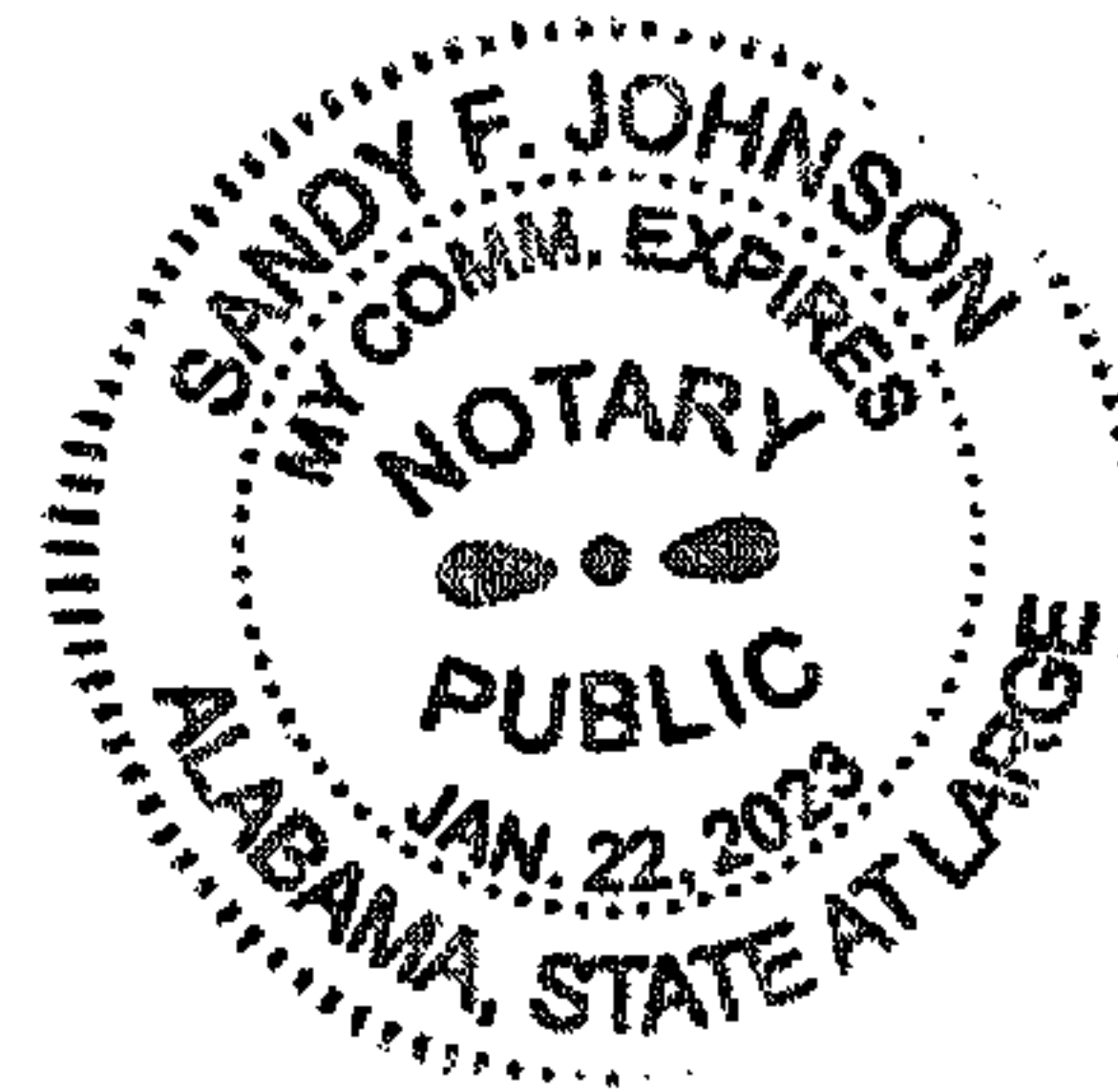

Catherine Robison Wilson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven D. Wilson and Catherine Robison Wilson, 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 27th day of April, 2021.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2021 02:52:07 PM
\$310.00 CHERRY
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