

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

Send Tax Notice To:  
Wilfredo Noe Morales  
Iris Esmeralda Marisol Pineda De-  
Morales  
1336 1st Ave. W  
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 **One Hundred Twenty Four Thousand Eight Hundred Dollars and No Cents (\$124,800.00) 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

**Wilfredo Noe Morales and Iris Esmeralda Marisol Pineda De-Morales, whose mailing address is:**

1336 1st Ave.W, 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: 1336 1st Ave. W, Alabaster, AL 35007 to-wit:

A portion of the SE 1/4 of the SE 1/4 Section 34, Township 20 South, Range 3 West particularly described as follows: From the Northwest corner of the SE 1/4 of the SE 1/4 of said Section, run Easterly along the North boundary line of said SE 1/4 of the SE 1/4 of said Section for 105.0 feet to the point of beginning of the land herein described; thence continue Easterly along the North boundary line of the SE 1/4 of the SE 1/4 of said Section 105.0 feet; thence turn an angle of 89 deg., 38 min. 09 sec. to the right and run Southerly 276.49 feet to a point on the North right of way line of the Helena-Alabaster Road; thence turn an angle of 97 deg. 16 min. 20 sec. to the right and run Northwesterly along the North right of way line of said road for 56.20 feet; thence turn an angle of 84 deg. 35 min. 20 sec. to the right and run Northerly for 10.0 feet; thence turn an angle of 86 deg. 55 min. to the left and run Northwesterly along the North right of way line of said road for 49.72 feet; thence turn an angle of 85 deg. 03 min. 20 sec. to the right and run Northerly 257.62 feet, more or less, to the point of beginning.

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

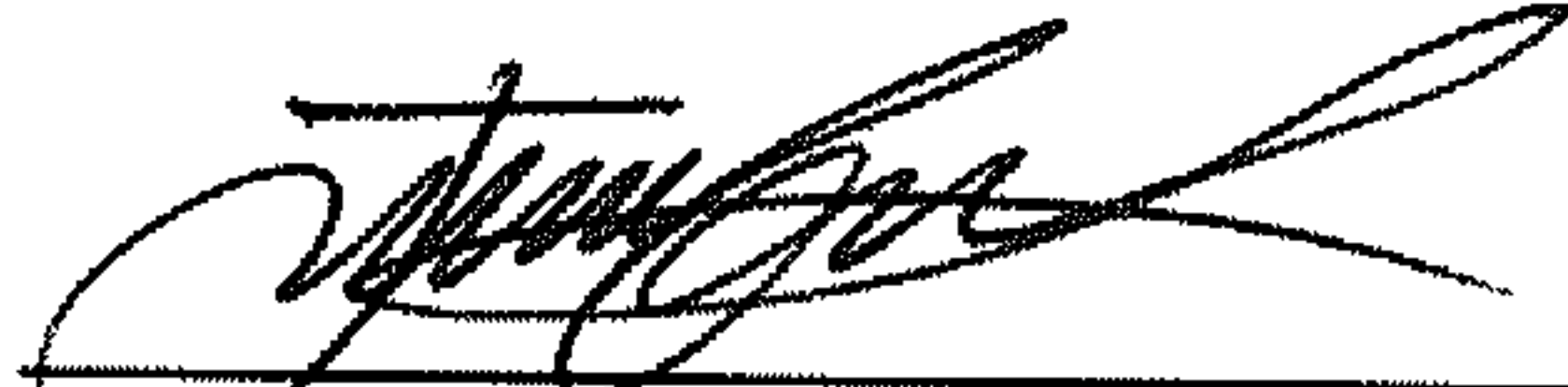
\$124,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

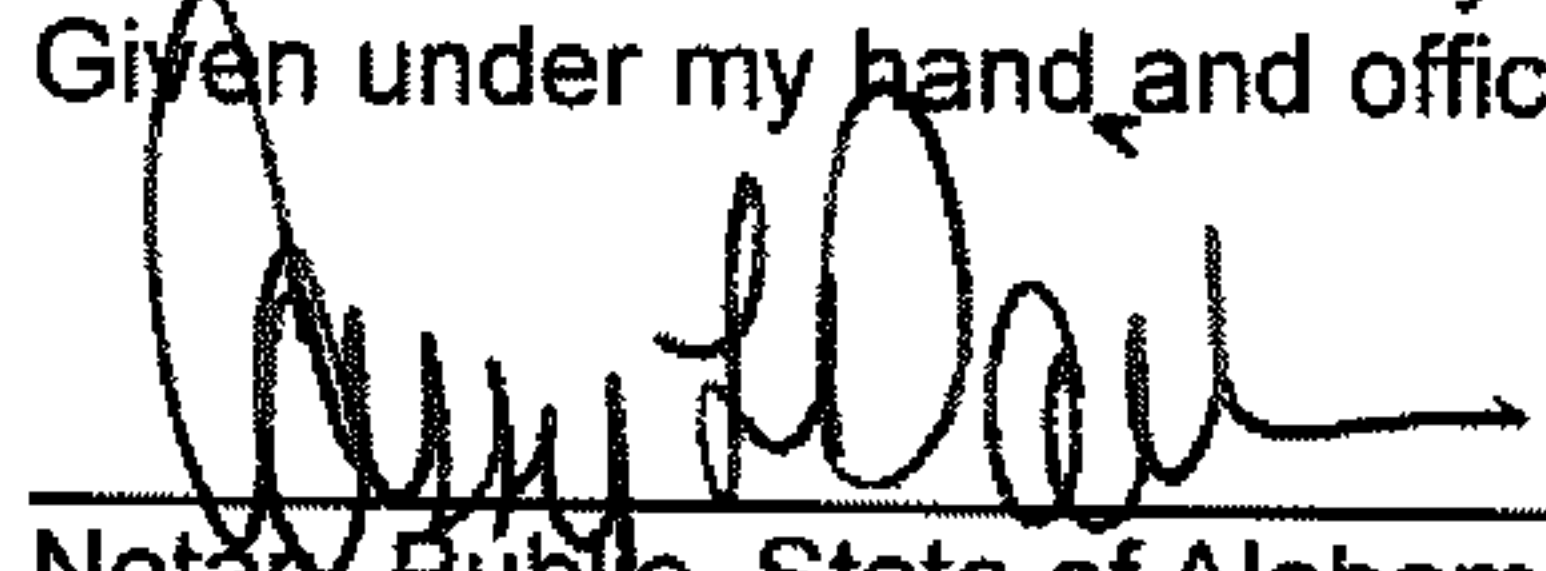
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 9th day of April, 2021

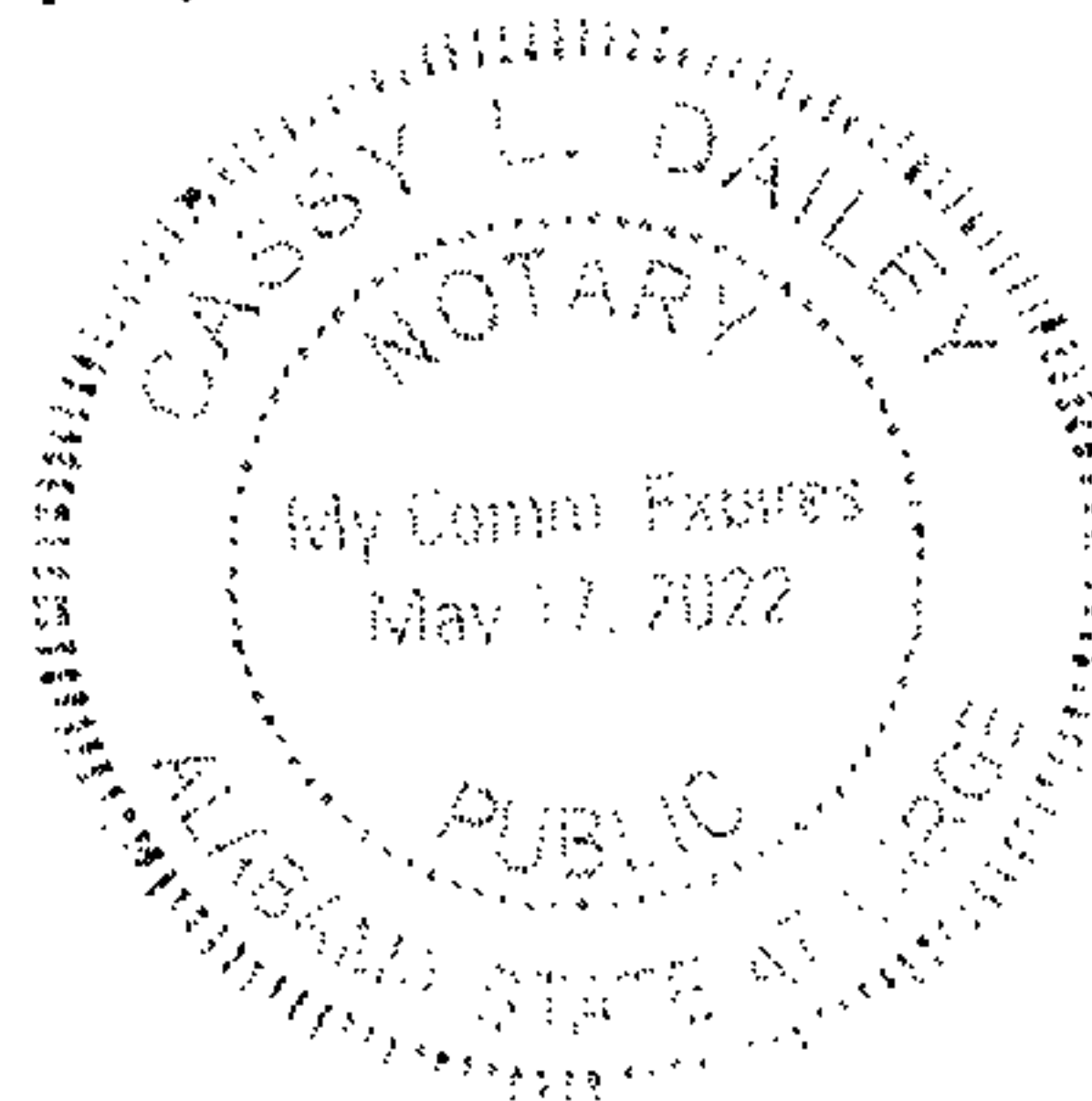
  
\_\_\_\_\_  
Jorge Salguero

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 9th day of April, 2021.

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



\*The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2021 03:36:28 PM  
\$26.00 CHERRY  
20210505000224900

*Allie S. Bevil*