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01/05/2022 12:53:35 PM
DEEDS 1/2

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Ricardo Cruz Ruiz
15 Highway 83
Harpersville, AL 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Three Hundred Thousand and NO/100 Dollars---(\$300,000.00) and other good and valuable consideration paid to the undersigned grantor, **Henry M. Agee and Karen L. Agee**, husband and wife, of 4320 2nd Circle, Vero Beach, FL 32968, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Ricardo Cruz Ruiz and Alma R. Hernandez Pineda**, as joint tenants, with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 101, according to the Survey of Southern Pines Second Sector, as recorded in Map Book 7, Page 12, in the Probate Office of Shelby County, Alabama.

Property Address: 5064 Pinehurst Terrace, Birmingham, AL 35242

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

\$290,000.00 of the purchase price herein was paid from the proceeds of a mortgage loan executed and recorded 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 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 grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 31 day of December, 2021.

Henry M Agee
Henry M. Agee

Karen L. Agee
Karen L. Agee

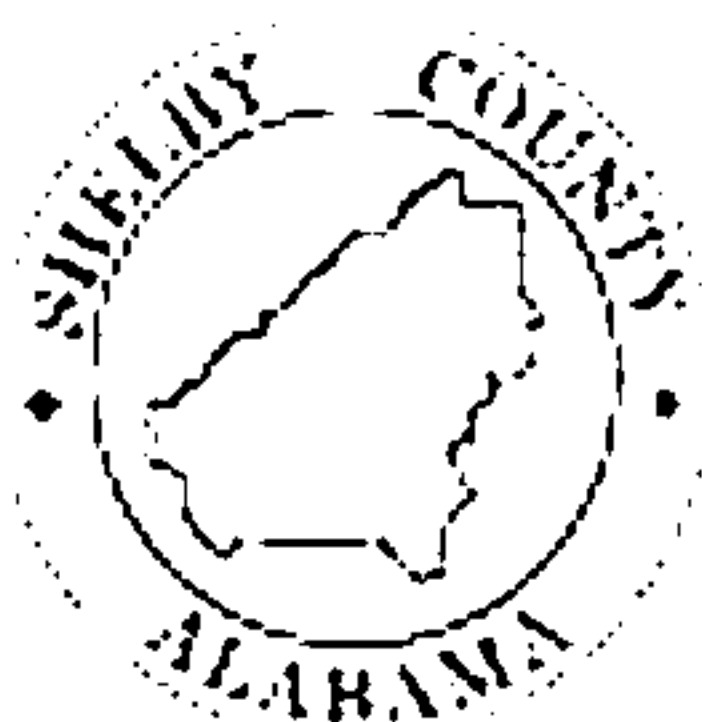
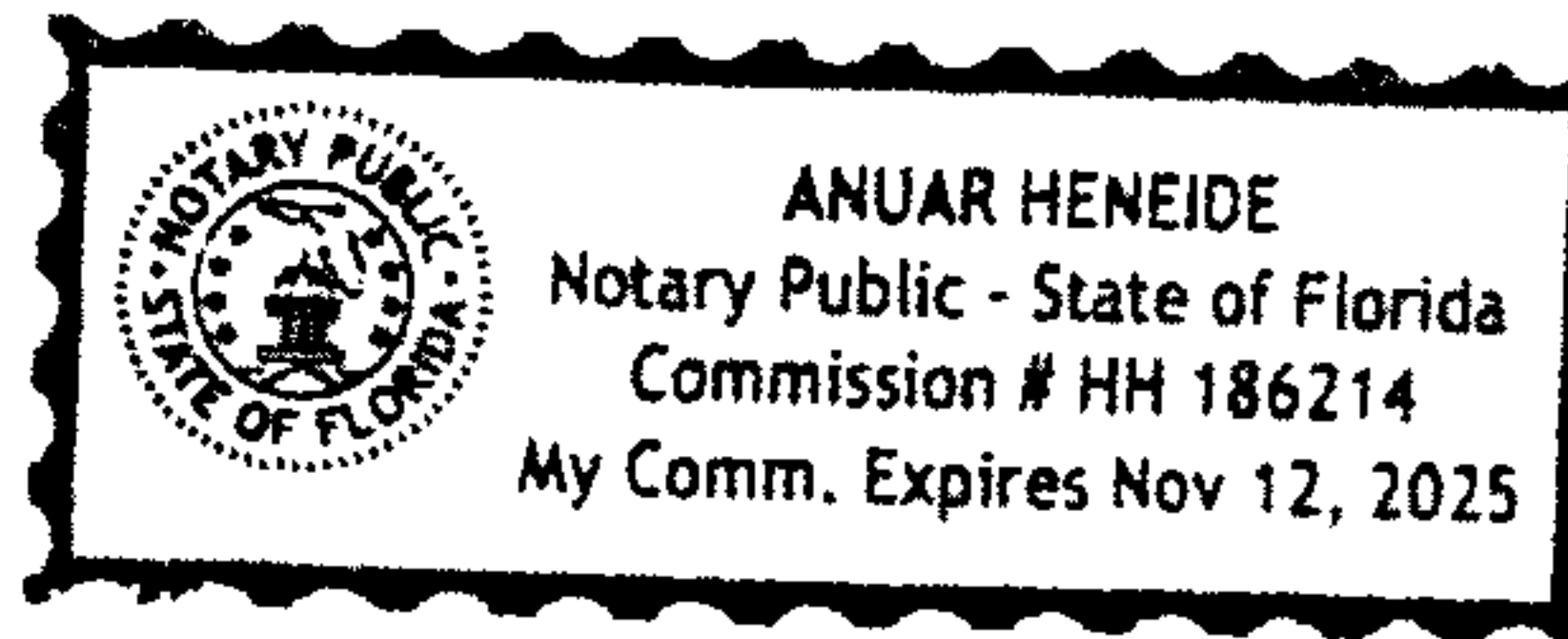
STATE OF FLORIDA **General Acknowledgment**
Indian River COUNTY*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Henry M. Agee and Karen L. Agee, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily.

Given under my hand and official seal, this 31 day of December, 2021.

My Commission Expires: 11/12/2025

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2022 12:53:35 PM
\$35.00 BRITTANI
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Allie S. Bayl