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06/03/2022 10:47:59 AM
DEEDS 1/1

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

Send Tax Notice To:
Janette Cruz
Luis O. Vargas
Naidelyn M. Cruz Garcia
1853 6th Avenue
Calera, AL 35040

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 Seventy Three Thousand Dollars and No Cents (\$273,000.00)** 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

Austin B. Hughes and Randi D. Hughes, husband and wife, whose mailing address is:

1853 6th Avenue, Calera, AL 35040

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

Janette Cruz, Luis O. Vargas, and Naidelyn M. Cruz Garcia, whose mailing address is:

1245 20th Avenue, Calera, AL 35040

(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: 1853 6th Avenue, Calera, AL 35040 to-wit:

Lots 8, 9, 10 and 11, Block 57, according to J.H. Dunston's Map of the Town of Calera, situated in Shelby County, Alabama. Less and except that property conveyed in Deed Book 2002-10151 being further described as follows: 27 feet of the Southern Boundary of Lot 11 approximately 150 feet wide. The boundary will be the fence at the Southern Boundary of Lot 11.

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


\$259,350.00 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 1st day of June, 2022.


Austin B. Hughes


Randi D. Hughes

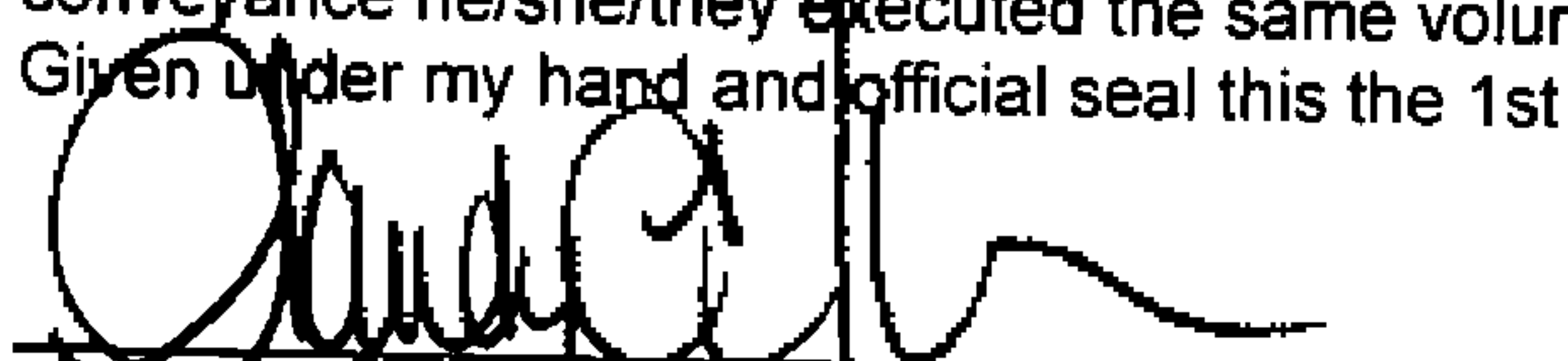
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2022 10:47:59 AM
\$37.00 JOANN
20220603000223570

State of Alabama
County of Shelby



Allen S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin B. Hughes and Randi D. Hughes, 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 1st day of June, 2022.


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

