

20221019000394560
10/19/2022 09:46:39 AM
DEEDS 1/2

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2022-09-6590
Documentary Evidence: Sales Contract

Send Tax Notice To:

Robert S. Naranjo and
Gina E. Naranjo
14691 SW 159th Court
Miami, FL 33196
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eleven Thousand and 00/100 Dollars (\$11,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Timothy David Gunselman**, an unmarried individual (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Robert S. Naranjo and Gina E. Naranjo**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, thence run Southerly along the East line of said quarter-quarter a distance of 222.95 feet to a point, thence turn an angle of 70 degrees 22 minutes 26 seconds to the right and run southwesterly a distance of 1181.64 feet to a point on the east right of way line of Alabama Highway No. 25, thence turn an angle of 95 degrees 14 minutes 30 seconds to the right and run northerly along the east line of said highway a distance of 141.72 feet to a point on the east line of said Highway 25, thence turn an angle of 94 degrees 48 minutes 02 seconds to the right and run northeasterly a distance of 209.89 feet to an existing steel pin corner, thence turn an angle of 85 degrees 11 minutes 58 seconds right and run southeasterly a distance of 105.0 feet to a point, thence turn an angle of 84 degrees 45 minutes 30 seconds right and run southwesterly a distance of 210.0 feet to the point of beginning.

Address of property: **51070 Highway 25, Sterrett, AL 35147**

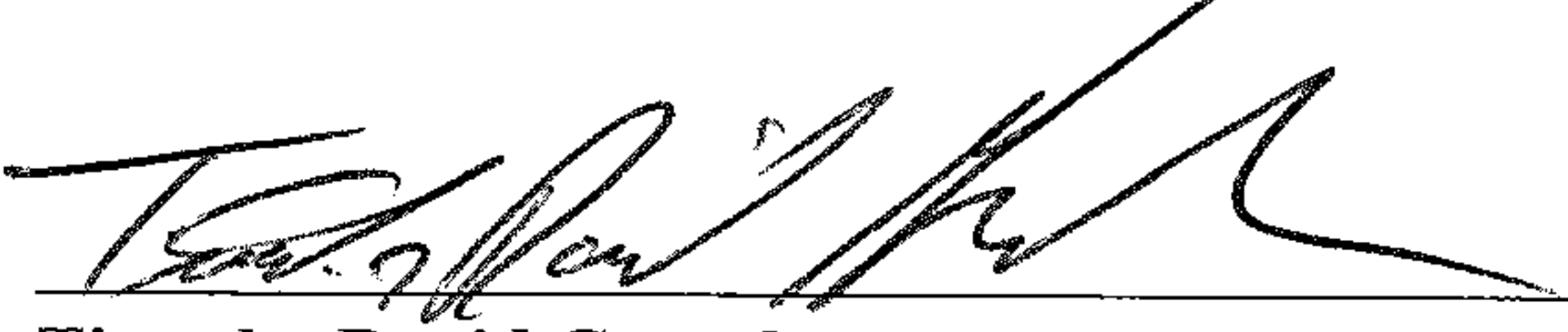
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

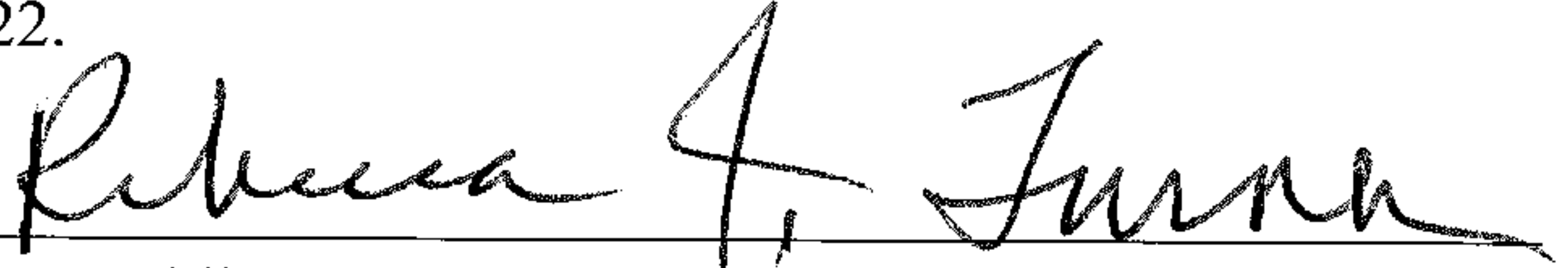
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 7th day of October, 2022.

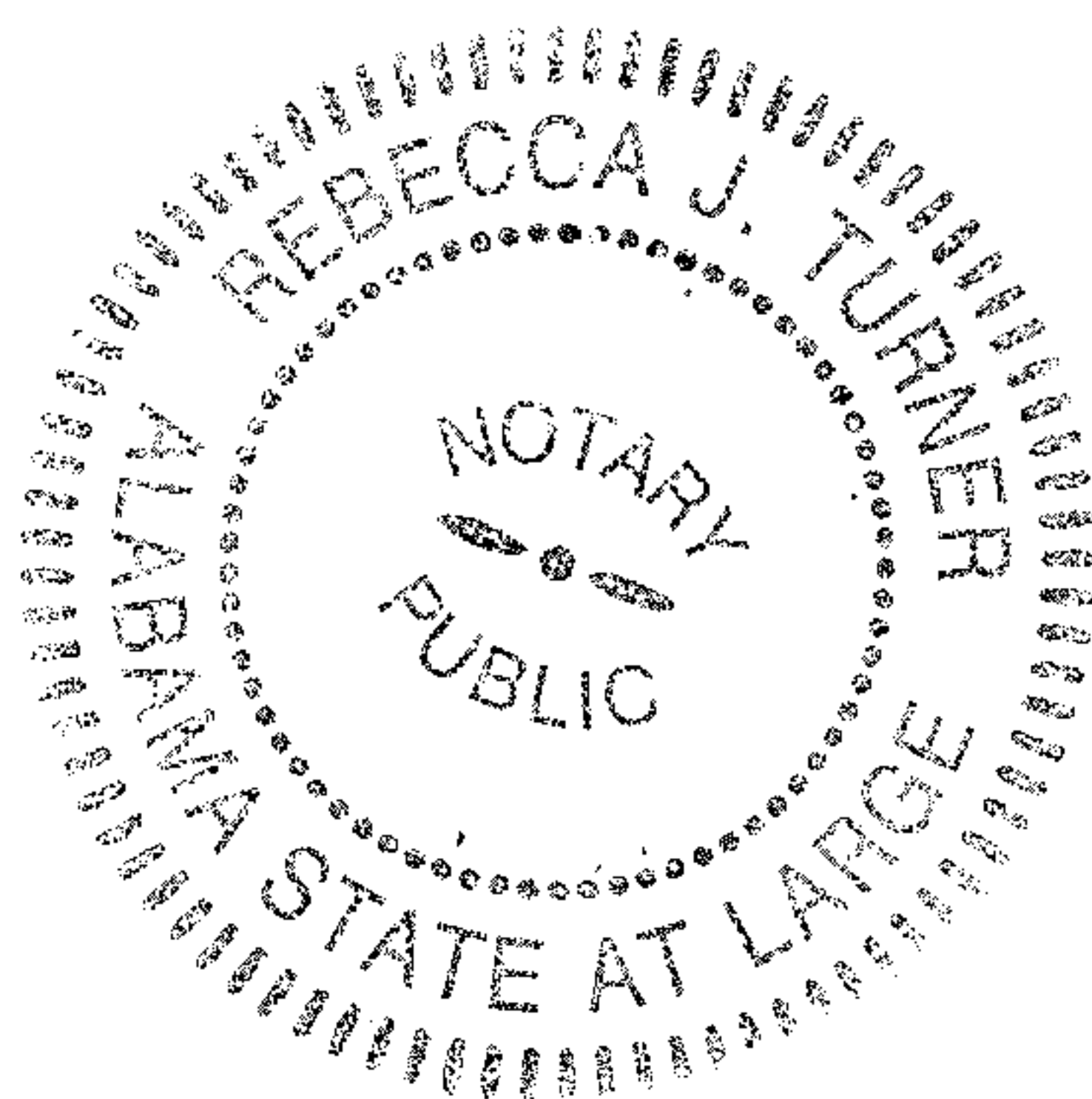
 (Seal)
Timothy David Gunselman

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy David Gunselman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 7th day of October, 2022.


Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022



Grantor's Mailing Address:

37 Shadow Oak Court
Sterrett, AL 35147



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2022 09:46:39 AM
\$36.00 JOANN
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