

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210
File No.: 222807

Send Tax Notice To: Magdaleno Espinoza Torres
Lucia Chavez Garduno
453 Weatherly Club Dr.
Pelham, AL 35124

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Five Thousand Dollars and No Cents (\$405,000.00)**, 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, **Joseph M. Pace, Sr. and Cynthia K. Pace, a married couple, whose mailing address is PO Box 265, Double Springs AL 35553** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Magdaleno Espinoza Torres and Lucia Chavez Garduno, whose mailing address is 453 Weatherly club Dr., Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **453 Weatherly Club Dr., Pelham, AL 35124**; to wit;

Lot 2714, according to the Survey of Weatherly Highlands Club Drive Sector 27, as recorded in Map Book 27, Page 98, in the Probate Office of Shelby County, Alabama.

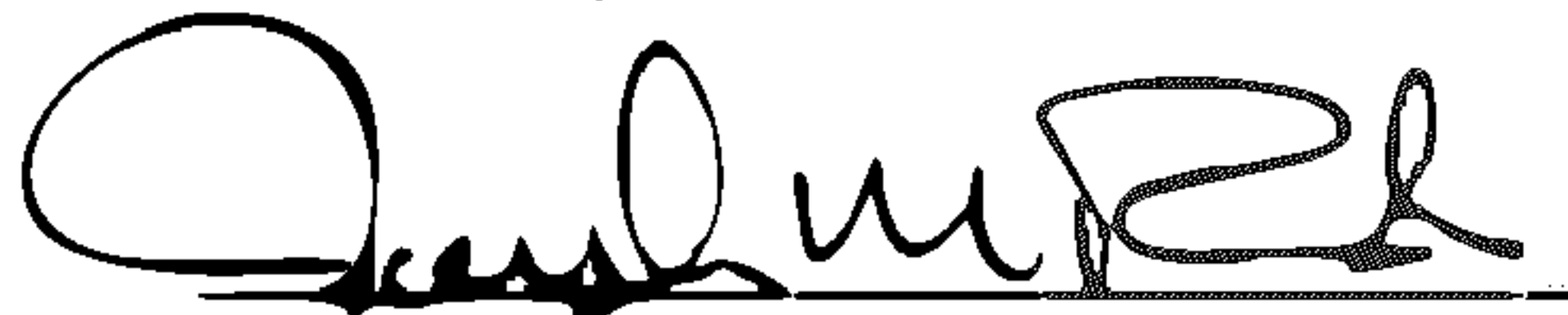
Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

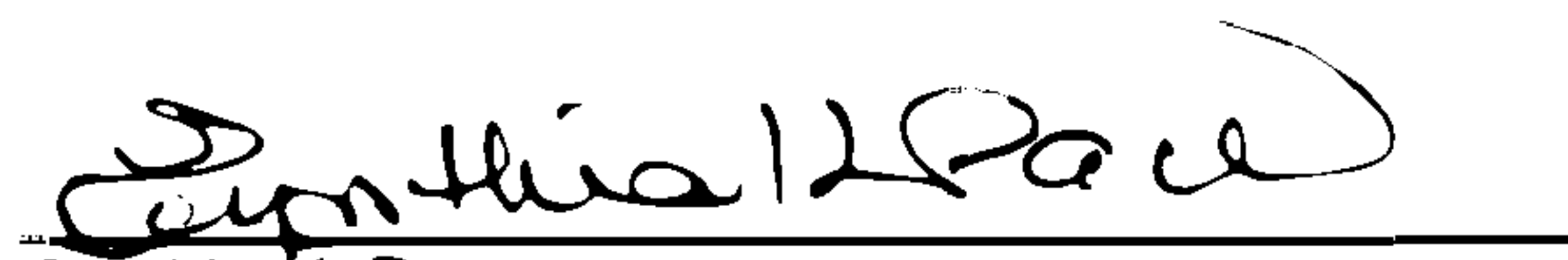
\$324,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of November, 2022.


Joseph M. Pace, Sr.


Cynthia K. Pace

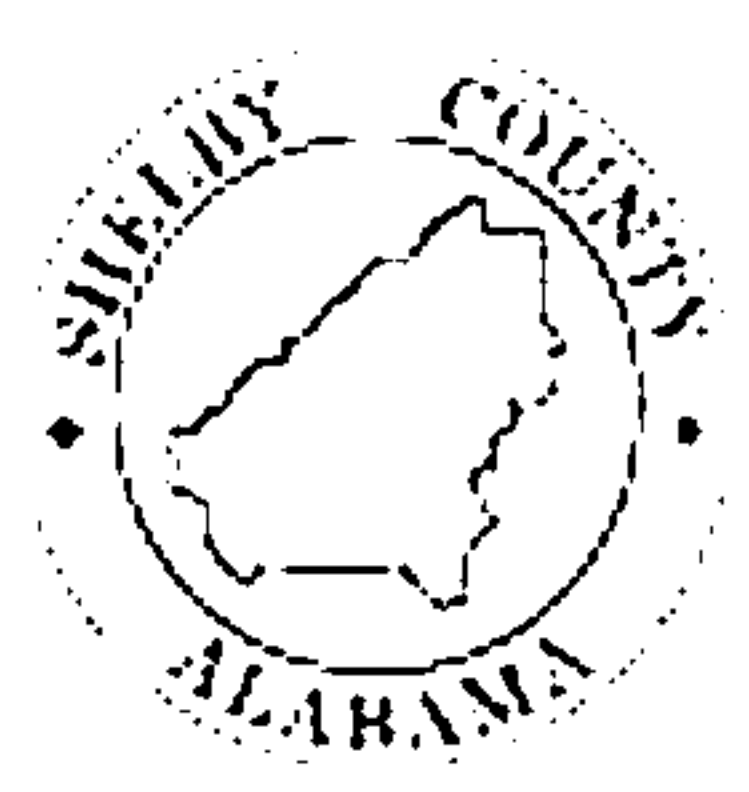
State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that **Joseph M. Pace, Sr. and Cynthia K. Pace**, 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 17th day of November, 2022.

Debra Vaughn Escott
Notary Public, State of Alabama
Debra Vaughn Escott
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2022 11:25:07 AM
\$106.00 BRITTANI
20221117000425710

Allie S. Bayl