

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Melissa Johnston and Jacob Johnston
1477 Ballantrae Club Drive
Pelham, AL35124

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$637,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Oscar M. Sanchez and Maria Y. Cervantes, a married couple and Arturo Sanchez Nunez, a single individual

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Melissa Johnston and Jacob Johnston

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1212, according to the Final Plat Map of The Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$382,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan 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 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 the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2025 02:00:52 PM
\$281.00 PAYGE
20250414000111020

Allie S. Bevil

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of April, 2025.

Oscar Sanchez

Oscar M. Sanchez

Maria Y. Cervantes

Maria Y. Cervantes

Arturo Sanchez Nunez

Arturo Sanchez Nunez

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Oscar M. Sanchez, Maria Y. Cervantes, and Arturo Sanchez Nunez**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **11th day of April, 2025.**

[Handwritten signature of Matthew T. Kidd]

Notary Public

My Commission Expires:

