

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Thomas P. Dominguez

(Address) 2066C Alpine Village

Hoover, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and 00/100, (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WHATLEY & ALLEN, An Alabama General Partnership, by and through both general partners, Jack Whatley and Mike Allen (herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS P. DOMINGUEZ and wife, JULIETA DOMINGUEZ

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 17, according to the survey of Canterbury Estates, as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage in favor of Farmers Home Administration in the sum of \$49,500.00.

Property taxes for the year 1991 and subsequent years.

A 35 foot building line as shown by recorded plat.

Easements as shown by Recorded Plat.

Transmission Line Permit to Alabama Power Company, as recorded in Deed Book 141, Page 325, and in Deed Book 165, Page 539, in the said Probate Office.

Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th day of April, 1991.

WITNESS

Whatley & Allen, an Alabama General Partnership, By: Mike Allen, Its General Partner

(Seal)

(Seal)

(Seal)

Whatley & Allen, an Alabama General Partnership, By: Jack Whatley, Its General Partner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that

whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack Whatley and Mike Allen, whose names as General Partners of Whatley & Allen, an Alabama General Partnership, 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, in their capacity as such General Partners, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of April, 1991.

*Ma A. Spear*  
Notary Public

8/93

|   |               |       |
|---|---------------|-------|
| 1 | Doc. Tax      | 10.00 |
| 1 | Misc. Tax     | 3.00  |
| 1 | Recording Fee | 3.00  |
| 1 | Notary Fee    | 1.00  |
| 1 | Total         | 19.00 |

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 APR 10 PM 12:14

*James H. [Signature]*  
JUDGE OF PROBATE

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