

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF
TITLE EVIDENCE.

SEND TAX NOTICE TO:

(Name) Rafael Hernandez

4020 Hwy 11

(Address) Pelham, AL 35124

This instrument was prepared by

Mike T. Atchison, Attorney at Law

(Name)

P O Box 822, Columbiana, AL 35051

(Address)

Form 1-14 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand Seven Hundred Ninety Six and 37/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Juan A. Mena and wife, Cecilia M. Mena

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

Rafael Hernandez and Anabel Hernandez

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 12, according to the Survey of Deer Springs Estates, as recorded in Map Book 5,
Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way
and permits of record.

Purchasers herein assume and agree to pay Mortgage recorded in Instrument #1998-15354
under its original terms and conditions.

Inst # 1998-42674

10/30/1998-42674
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 66.50

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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th

day of October, 19 98.

WITNESS:

(Seal)

Juan A. Mena

(Seal)

(Seal)

(Seal)

(Seal)

Cecilia M. Mena

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority _____, a Notary Public in and for said County, in said State,
hereby certify that Juan A. Mena and Cecilia M. Mena

whose name s 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 29th

day of October

A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public