

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Ramiro Mendoza & Rosa P. Mendoza
155 O'Neal Drive
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Eighty Four Thousand & 00/100 Dollars (\$84,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Gary L. Howard and Diana Gonzales Howard, husband and wife**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ramiro Mendoza and wife, Rosa P. Mendoza**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lots 8 and 9, Block D, Farris Subdivision, First Addition, as recorded in Map Book 4 page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

**Less and except a 30 foot strip off the southeasterly side of Lot 8, Block D, Farris Subdivision, First Addition, as recorded in said Map Book 4 page 20
All being situated in Shelby County, Alabama.**

Note: This property does not constitute homestead for the Grantors.

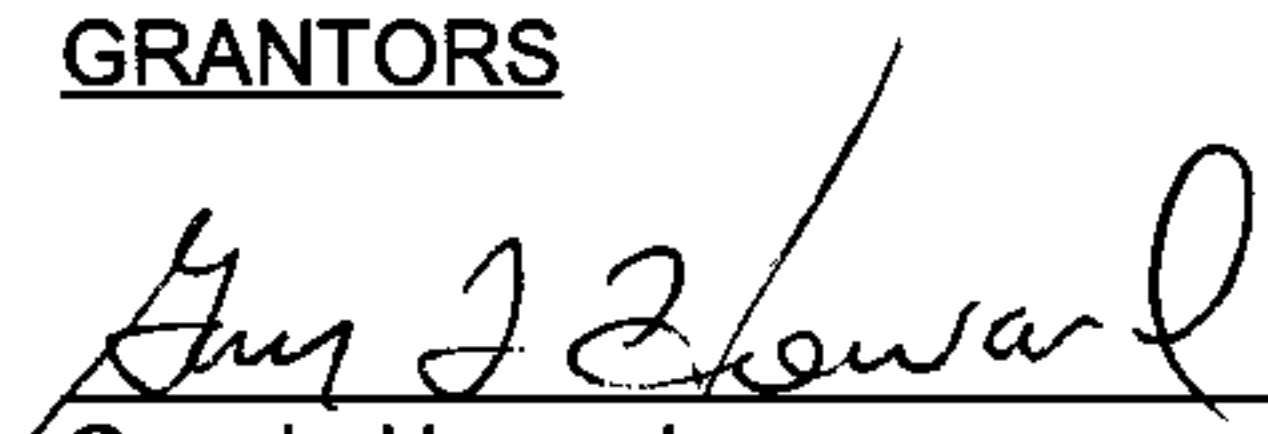
Note: This instrument was prepared without benefit of a title search.

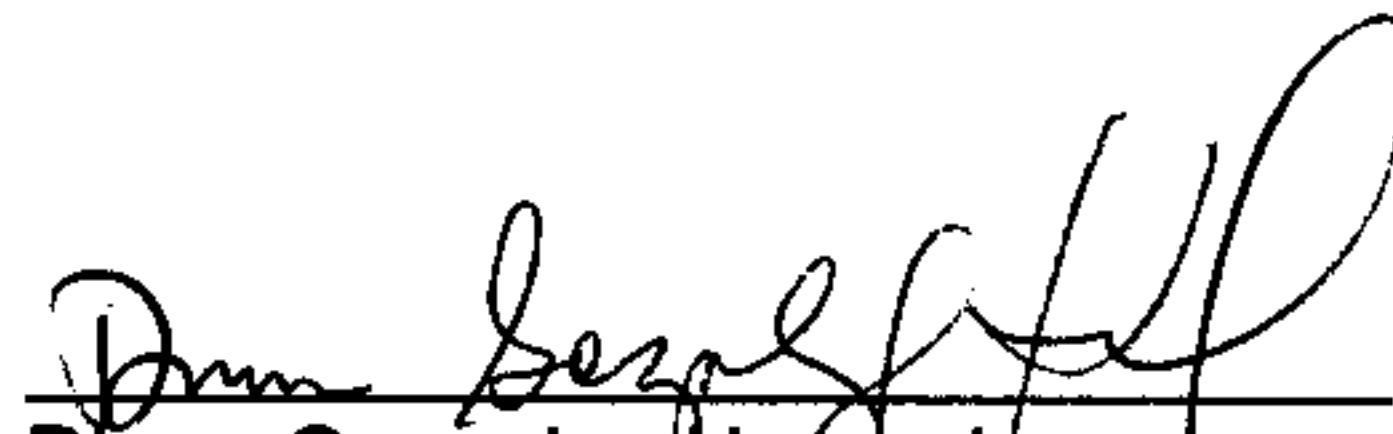
TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17th day of December, 2001.

GRANTORS

 (L.S.)
Gary L. Howard

 (L.S.)
Diana Gonzales Howard

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman a Notary Public for the State at Large, hereby certify that the above posted names, Gary L. Howard and Diana Gonzales Howard, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of December, 2001.


NOTARY PUBLIC
My Commission Expires: 5/13/04

01/08/2002-01155
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REL 95.00

Inst # 2002-01155