

SEND TAX NOTICE TO:

Mr. & Mrs. Luis Manuel Hernandez
105 Norridge Place
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-TWO THOUSAND, NINE HUNDRED, AND NO/100(\$142,900.00) Dollars**, to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **WESLEY E. MUILENBURG and JESSICA LEGGE MUILENBURG, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **LUIS MANUEL HERNANDEZ and MARIA 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 3, according to the Map and Survey of Stratford Place, Phase I, Final Plat as recorded in Map Book 11, page 124, corrected and recorded in Map Book 12, page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Property taxes for 2004 and subsequent years, not yet due and payable.
2. 20 foot minimum building setback line and 10 foot utility easement along Norridge Place and a variable private access easement along the rear of lot as shown by recorded map.
3. Easement to Alabama Gas Corp., as set forth in Deed Book 215, page 47.
4. Public road right of way to Shelby County as set forth in Deed Book 102, page 441, under condemnation proceedings as set forth in Probate Minutes Book 7, page 38, and 45.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 6, page 22, in the Probate Office of Shelby County, Alabama.
6. Transmission Line Permits to Alabama Power Company as set forth in Deed Book 101, page 551, and in Real Record 127, page 63 and in Real Book 167, page 401.
7. Water and Sewer Easement to City of Pelham as set forth in Real Record 111, Page 673.
8. Easements as to underground cables as set forth in Real Record 181, page 68.
9. Agreement with Alabama Power Company as set forth in Real Record 184, page 515.
10. Restrictive covenants as set forth in Real Record 186, page 194, Real Book 181, page 68, Real Book 192, page 348, Real Book 246, page 513.

\$128,610.00 of the purchase price received above was paid from a first purchase money 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 2004.


 (Seal)
WESLEY E. MUILENBURG

 (Seal)
JESSICA LEGGE MUILENBURG

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WESLEY E. MUILENBURG and JESSICA LEGGE MUILENBURG, Husband and Wife**, 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 30th day of July, 2004.


Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

