

SEND TAX NOTICE TO:

(Name) Amy B. Quispe
(Address) 549 Buck Creek Lane
Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC
(Address) 2090 Columbiana Rd.
Birmingham, Al. 35216

20051026000555670 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
10/26/2005 08:44:07AM FILED/CERT

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-six thousand nine hundred and no/100 DOLLARS
(\$126,900.00)

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

Brian E. Portera, an unmarried man

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

Amy B. Quispe and Alcides Quispe

(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 42, according to the Survey of Buck Creek Landing, as recorded in Map Book 20,
Page 136 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$124,939.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Shelby County, AL 10/26/2005
State of Alabama

Deed Tax: \$2.00

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, I have hereunto set my hand(s) and seal(s), this 30

day of September, 2005

WITNESS:

(Seal)

(Seal)

(Seal)

Brian E. Portera

BRIAN E. PORTERA

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian E. Portera, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, 2005 A. D.,
My commission expires: 6/28/08

Notary Public.