20051108000579600 1/2 $109.00
Shelby Cnty Judge of Probate,AL
11/08/2005 10:44:32AM FILED/CERT

This Instrument Prepared By:

Eric L. Gay
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice To:

Gentry Gonzalez
Britney Gonzalez
70 Burnham Street
Birmingham, Alabama 35242

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

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

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Four Hundred Seventy Five Thousand Dollars ($475,000.00) to the undersigned Town Builders, Inc., an Alabama corporation ("Grantor"), in hand paid by Gentry Gonzalez and Britney Gonzalez ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

> Lot 12-04, Block 12, according to the Survey of Mt. Laurel PH II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama.
> Subject to: (1) Ad valorem taxes due and payable October 1, 2006 and all subsequent years thereafter; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto; (3) Easement as recorded in Instrument No. 2003-18453; (4) Restrictions appearing of record in Instrument No. 2004-56911, Instrument No. 2005-9693 and Instrument No. 20040525000276940 in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD, to the said Grantee, 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 Grantee 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 Grantee herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Town Builders, Inc., an Alabama corporation, by its Vice President, Della Pender, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October, 2005.

Shelby County, AL 11/08/2005
State of Alabama

Deed Tax:$95.00

TOWN BUILDERS, INC., AN ALABAMA CORPORATION

By: Della Pender
Della Pender
Its Vice President

$380,000.00
received [illegible] price
loan closing [illegible] mortgage

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**STATE OF ALABAMA )**
**COUNTY OF JEFFERSON )**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Della Pender, whose name as Vice President of Town Builders, Inc., an Alabama corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 28th day of October, 2005.

Notary Public Eric L. Gay
My Commission Expires: 11/17/08

[SEAL]

#175653

ERIC L. GAY
NOTARY
PUBLIC
ALABAMA STATE AT LARGE