

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND DOLLARS & 00/100---- (\$128,000.00) and other valuable considerations to the undersigned GRANTOR(S), ASHLEA PHIPPS HERRERO AND HUSBAND, GONZALO HERRERO-MUNZO AND MARCELLA S. POWELL, A MARRIED WOMAN, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto MARION J. MARQUEZ, JR. AND SAMELIA A. MARQUEZ, hereinafter referred to as GRANTEE(S), 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 County of Shelby, State of Alabama, to-wit:

LOT 217, ACCORDING TO THE SURVEY OF PHASE TWO - HIDDEN CREEK, III, AS RECORDED IN MAP BOOK 26, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF MARCELLA S. POWELL NOR HER SPOUSE.

\$132,224.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 30TH DAY OF NOVEMBER, 2005.

Gonzalo Herrero-Munoz
GONZALO HERRERO-MUNOZ

Ashlea Phipps Herrero
ASHLEA PHIPPS HERRERO

Marcella S. Powell
MARCELLA S. POWELL

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify, ASHLEA PHIPPS HERRERO, GONZALO HERRERO-MUNOZ AND MARCELLA S. POWELL whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 30th day of NOVEMBER, 2005.

My Comm. Exp.:
10-27-09

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
✓ CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:
MARION J. MARQUEZ, JR.
301 Hidden Creek Trail
Pelham,, Alabama 35124

