



20060822000410050 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
08/22/2006 01:02:25PM FILED/CERT

SEND TAX NOTICE TO:
Luis Salazar and Mayte Salazar
118 Hayesbury Lane
Pelham, Alabama 35124

This instrument was prepared by
Gregory Wayne Lee
Lee & McClelland, LLC.
P.O. Box 430222
Birmingham, Alabama 35243

Shelby County, AL 08/22/2006
State of Alabama

Deed Tax: \$26.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

James Ricky Troutt and wife, Heidi Lynn Troutt

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Luis Salazar and wife, Mayte Salazar

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 61, ACCORDING TO THE SURVEY OF FINAL PLAT OF HAYESBURY PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any (4) 15' building line as shown on recorded Map Book 30, Page 104. (5) 5' utility easement as shown on recorded Map Book 30, Page 104. (6) 40' right-of-way easement as shown on recorded Map Book 30, Page 104. (7) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. 2001-27838 and amended in Inst. 2001-48731 in the Probate Office of Shelby County, Alabama.

\$ 104,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 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.

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IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s) this August 11, 2006.

_____(Seal) James Ricky Troutt (Seal)
James Ricky Troutt
_____(Seal) Heidi Lynn Troutt (Seal)
Heidi Lynn Troutt

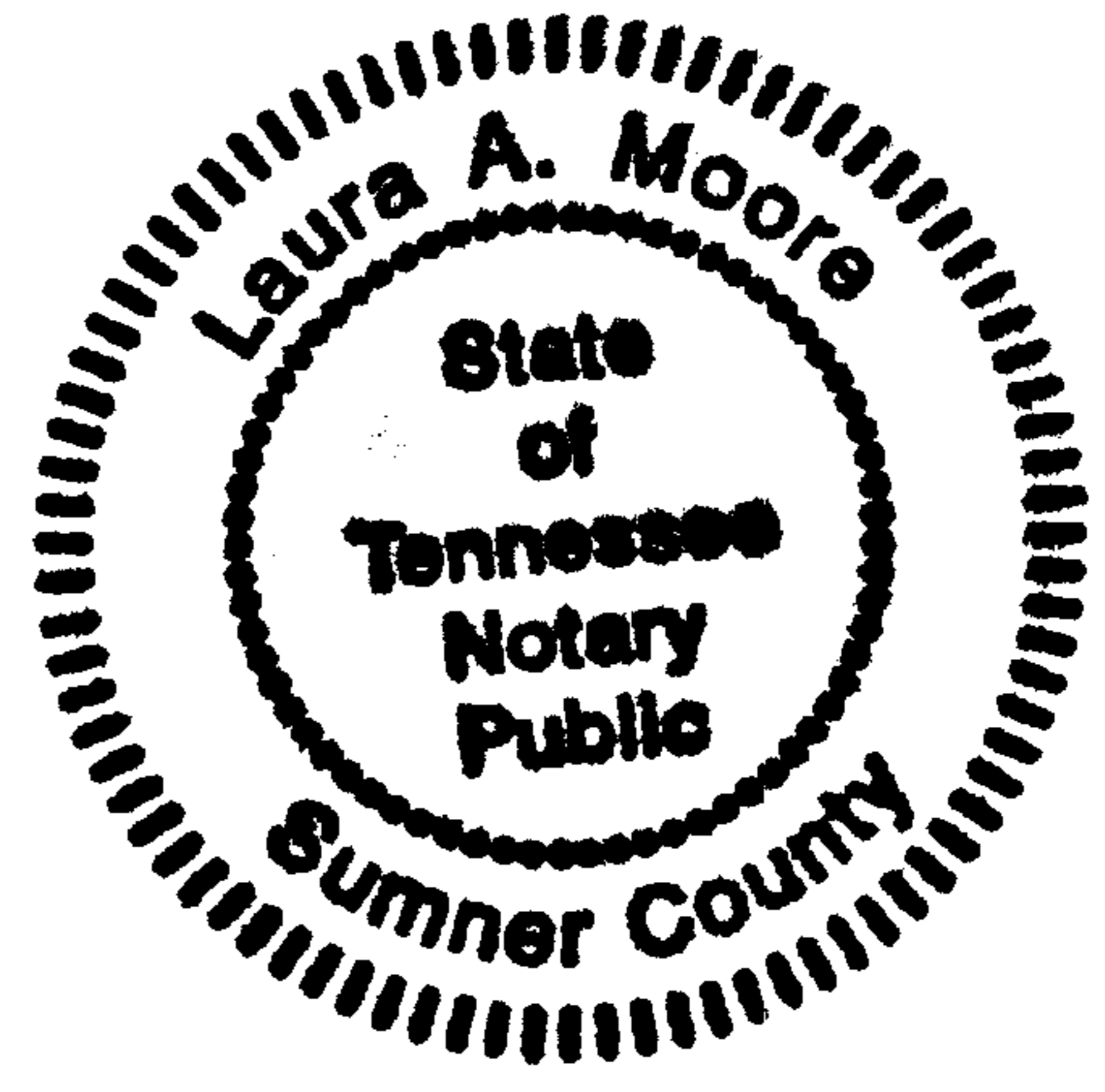
STATE OF Tennessee
Sumner COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Ricky Troutt and wife, Heidi Lynn Troutt, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 11th day of August, 2006.

Laura A Moore
Notary Public. (Seal)
My Commission Expires: April 7, 2009



WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

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