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20080325000118560 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/25/2008 08:23:56AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

DEBORAH J. TRUJILLO  
2038 TIMBERLINE DRIVE  
CALERA, AL 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Know All Men by These Presents: That in consideration of **TWO HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$289,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **CADENCE BANK, NA** does by these presents, grant, bargain, sell and convey unto **DEBORAH J. TRUJILLO and LOUIE L. BOLDEN**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 29, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117, A, B, C & D, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 16, PAGE 563; REAL 257, PAGE 174 AND VOLUME 311, PAGE 435.**
5. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 323, PAGE 131; VOLUME 219, PAGE 75 AND INST. NO. 2002-6355.**
6. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-14193.**
7. **ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVINDENCE BY MORTGAGE FORECLOSURE DEED DATED THE 5<sup>TH</sup> DAY OF DECEMBER, 2007 AND RECORDED IN INST. NO. 20080220000069480 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SAID RIGHTS TO EXPIRE ONE (1) YEAR FROM THE 5<sup>TH</sup> DAY OF DECEMBER, 2007.**

\$289,900.00 of the consideration herein was derived from a mortgage 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 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **CADENCE BANK, NA**, by **SPENCER RAGLAND** its **CORPORATE EXECUTIVE**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14th day of March, 2008.

**CADENCE BANK, NA**

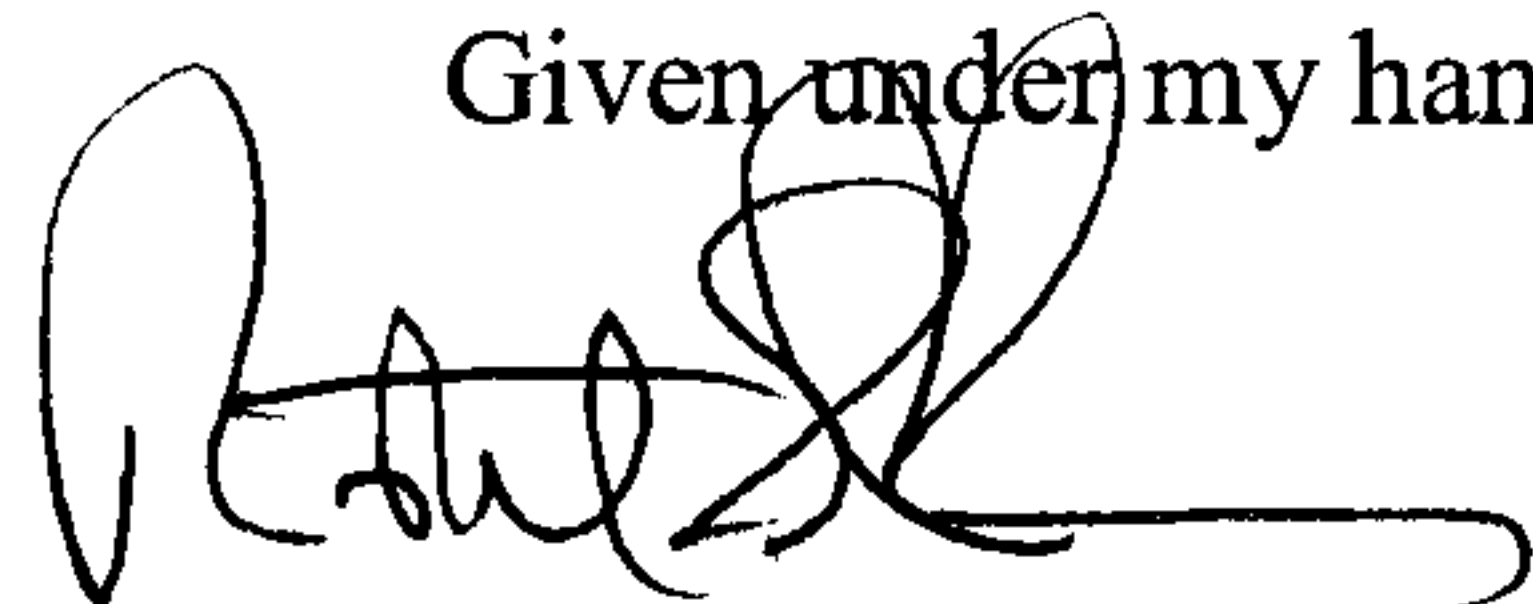
  
**SPENCER RAGLAND**  
**CORPORATE EXECUTIVE**

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

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **SPENCER RAGLAND**, whose name as **CORPORATE EXECUTIVE** of **CADENCE BANK, NA**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand this the 14th day of March, 2008.



Notary Public

My commission expires:

7/16/08

