

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Luz N. Cabrera
4604 Trailridge Circle
Pelham, AL 35124

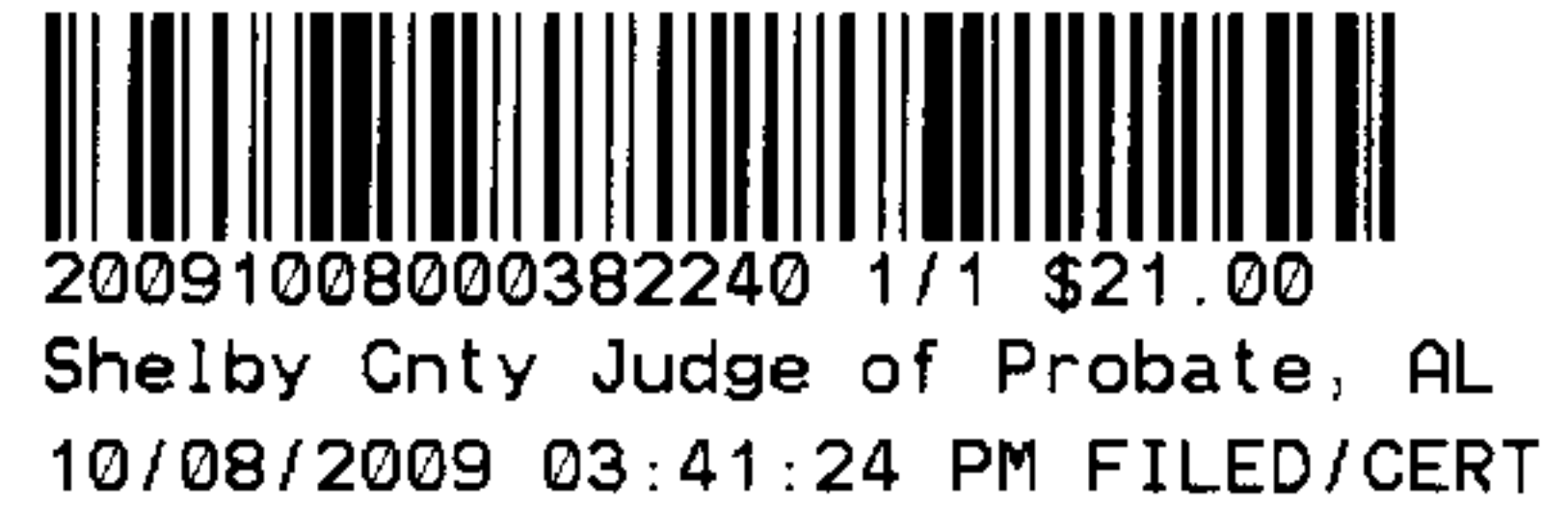
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Ten Thousand and no/100-----
(\$10,000.00) Dollars



to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Luz N. Cabrera, an unmarried woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Luz N. Cabrera and Jennie L. Vann

(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 17-A, according to the Resurvey of Lots 5, 15, 16, 17, 27, 2, 31 and 32, of Indian Hills, First Sector, as recorded in Map Book 5, Page 104, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

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 18th day of September, 2009.

_____(Seal)

Luz N. Cabrera (Seal)
Luz N. Cabrera

_____(Seal)

_____(Seal)

STATE OF ALABAMA)

General Acknowledgment

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luz N. Cabrera, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A.D., 2009.

My Commission Expires: 4/21/12

William H. Halbrooks
William H. Halbrooks, Notary Public

