

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Rafael E. Morales
145 Winterhaven Drive
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
31 Inverness Center Pkwy., Suite 360
 (Address) Birmingham, Alabama 35242

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MARIA VARGAS, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

RAFAEL E. MORALES and wife, CYNTHIA MORALES

(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 5, Block 5, according to the map and survey of Bermuda Hills,
 Second Sector, First Addition, as recorded in Map Book 7, Page 16,
 in the Office of the Probate Judge of Shelby County, Alabama.

Subject to:

1. Taxes for 1993 & subsequent years not yet due & payable.
2. Easements, Restrictions, Rights of Way, & Building Lines of record.

Inst # 1993-19320

07/01/1993-19320
 08:23 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 D01 NCD 13.50

The above described property is not the homestead property of the grantor
 or of the grantor's spouse.

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 24th

day of June 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria Vargas, a married woman whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June A. D., 19 93

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
 MY COMMISSION EXPIRES: Nov. 5, 1995.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public.