

SEND TAX NOTICE TO:

(Name) Harry & Nelda de la Torre  
P. O. Box 360022  
(Address) Birmingham, AL 35236-0022

This instrument was prepared by

(Name) Onnie D. Dickerson, III, Attorney-at-Law

(Address) 214 Lorna Square, Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — Professional Title Services, Inc. Birmingham, AL

STATE OF ALABAMA  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand & NO/100----- (\$15,000.00) DOLLARS

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

Benny Watson, an unmarried man

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

Harry G. de la Torre and wife, Nelda G. de la Torre

(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 8, Parkside, a subdivision of record in Plat Book 7, Page 136, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to: (1) 1994 Ad Volorem Taxes, and taxes of subsequent years; (2) Easements, restrictions, and Right-of-Way of record, if any.

Note: This deed is prepared without the benefit of a title search. This is not homestead as to the Grantor. Benny Watson and Benny R. Watson are one in the same person.

Inst # 1995-11163

04/28/1995-11163  
02:56 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 23.50

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 22nd day of April, 19 95.

WITNESS:

\_\_\_\_\_  
(Seal) Benny R. Watson (Seal)  
Benny Watson  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Benny Watson, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, A. D., 19 95

My commission expires: 04/23/96

Onnie D. Dick  
Notary Public.

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