

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:R. Shan Paden  
PADEN & Paden  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244STATE OF ALABAMA)  
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

ISAAC M. PINEDA  
20 HOUSTON DRIVE  
PELHAM, AL 3512407/13/1995-18516  
01:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

**Know All Men by These Presents:** That in consideration of SIXTY SEVEN THOUSAND DOLLARS and 00/100 (\$67,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, GREGORY SCOTT BAILEY, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ISAAC M. PINEDA and FE C. PINEDA, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF DEER SPRINGS ESTATES, THIRD ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

## SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. 35 foot building line as shown on recorded map.
3. 7.5 foot easement on rear of lot as shown on recorded map.
4. Right-of-Way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real Volume 283, page 850 and Real Volume 287, page 513.
5. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 335, page 866.
6. Right-of-way granted to Alabama Power Company recorded in Volume 127, page 399.

\$67,024.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GREGORY SCOTT BAILEY, AN UNMARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 7TH day of JULY, 1995.



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GREGORY SCOTT BAILEY

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STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREGORY SCOTT BAILEY, AN UNMARRIED MAN, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7TH day of JULY, 1995.

  
Notary Public

My commission expires: 5-20-96

Inst # 1995-18516

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