

This instrument was prepared by

Send Tax Notice To: ARTHUR G. BANUELOS  
name

(Name) GENE W. GRAY, JR.

1201 SIXTH AVENUE NW

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

ALABASTER, ALABAMA 35007-9128

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

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THREE THOUSAND AND NO/100-----  
----- DOLLARS (\$93,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. KARL STRAIN a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto ARTHUR G. BANUELOS AND WIFE, CLAUDIA R. BANUELOS

(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 14, BLOCK 3 ACCORDING TO A RESURVEY OF FERNWOOD, THIRD SECTOR AS RECORDED  
IN MAP BOOK 7, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

BUILDING SET BACK LINE AND EASEMENTS AS SHOWN RECORD MAP.

RESTRICTIONS IN MISC. VOLUME 26, PAGE 77.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL

TELEPHONE COMPANY IN DEED 314, PAGE 927.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

\$88350.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1997-39270

12/03/1997-39270  
08:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.50

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 25th  
day of November, 19 97.

\_\_\_\_\_  
(Seal)

J. Karl Strain  
J. KARL STRAIN (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
J. KARL STRAIN  
whose name(s) 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 25th day of November, A.D., 1997

GENE W. GRAY, JR.

Notary Public