

SEND TAX NOTICE TO:

Edgardo Montero
(Name) Natalie Montero
233 Summerbrook Lane
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-3 Rev. 5/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Eight Thousand and no/100----- DOLLARS

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

Tom Johnson and wife Cheryl L. Johnson

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

EDGARDO MONTERO AND NATALIE MONTERO

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 84, according to the Survey of Summer Brook, Sector Two, as recorded in Map Book 18 page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

The entire purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-36482

09/18/1998-36482
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

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, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises and that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st

day of August, 19 98

WITNESS:

[Signature] (Seal)
Tom Johnson

[Signature] (Seal)
Cheryl L. Johnson

STATE OF Wyoming }
Laramie COUNTY

I, the undersigned authority, a Notary Public in and for the State of Wyoming, hereby certify that Tom Johnson and wife Cheryl L. Johnson whose name are signed to the foregoing conveyance, and who are known to me, on this day, that, being informed of the contents of the conveyance they executed on the day the same bears date.

Given under my hand and official seal this 31st day of August

