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Shelby Cnty Judge of Probate, AL
08/01/2002 15:19:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAVIER A. GARCIA
1309 YELLOWLEAF CIRCLE
MAYLENE, AL 35114

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$122,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES LEE DICKEY and SARAH V. DICKEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAVIER A. GARCIA and TINA R. GARCIA, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 48, ACCORDING TO THE SURVEY OF EAGLE WOOD ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 30 FOOT BUILDING SETBACK LINE FROM YELLOWLEAF CIRCLE AND A 7.5 FOOT EASEMENT ACROSS REAR OF SAID LOT AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 312, PAGE 157.
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 107, PAGE 526.
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MISC. BOOK 24, PAGE 847.

\$124,848.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES LEE DICKEY and SARAH V. DICKEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of July, 2002.


JAMES LEE DICKEY

SARAH V. DICKEY

STATE OF NC)
COUNTY OF WILSON)

ACKNOWLEDGEMENT

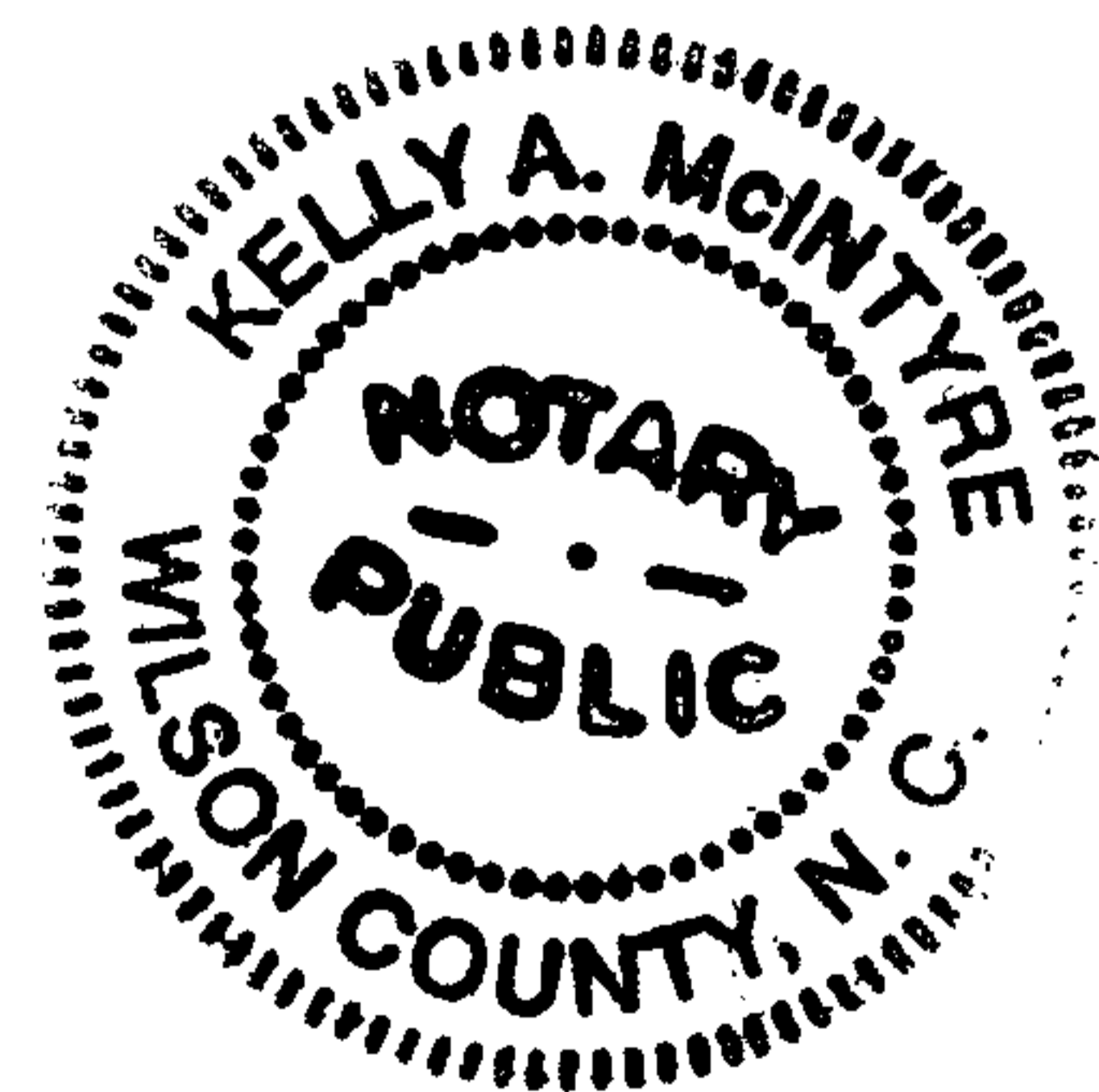
SVD

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES LEE DICKEY and ~~SARAH V. DICKEY~~, HUSBAND AND WIFE, 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 16th day of July, 2002.


Notary Public

My commission expires: 6-21-03

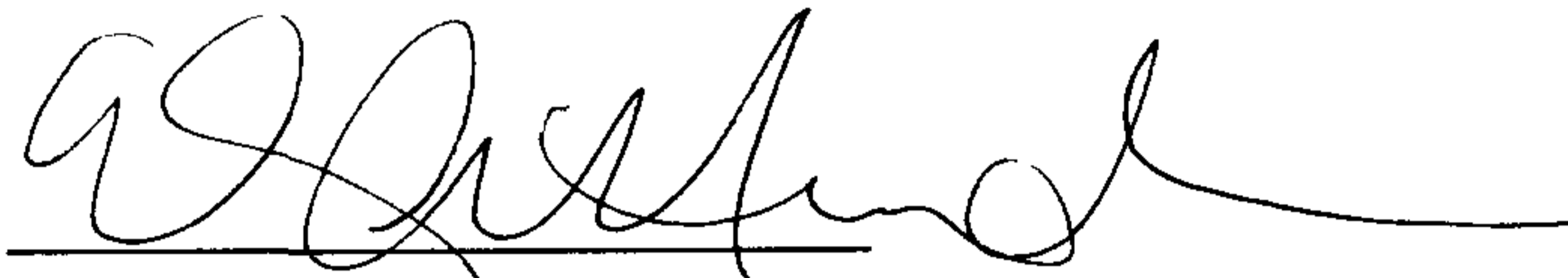


STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SARAH V. DICKEY, 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 16th day of July, 2002.



Notary Public

My commission expires: 20.2.05