

This instrument was prepared by:
Ray L. Huffstutler, P.C.
9105 Parkway East, Suite C
Birmingham, AL 35206

211.00
5.00
16.50

Send Tax Notice To:
Cindy A. Frey and Maria C. Martinez
104 Chase Creek Circle
Pelham, AL 35124

2 MARTINEZ
587,700.00
16,999.00
570,701.00
FILED 5/11/04 Ambrose



20040910000504470 Pg 1/1 16.50
Shelby Cnty Judge of Probate, AL
09/10/2004 11:30:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF Alabama
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of
ONE HUNDRED NINE THOUSAND DOLLARS AND - - - - -NO/100
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecilia Frey, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Cindy A. Frey and Maria C. Martinez

(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 3, according to the Survey of Chase Creek Townhomes, Phase I, as
recorded in Map Book 18, Page 73, in the Probate Office of Shelby
County, Alabama.

CECILIA FREY IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED
RECORDED IN THE SHELBY COUNTY JUDGE OF PROBATE OFFICE BY
INSTRUMENT NUMBER 2002/56688. THE OTHER GRANTEE, JANICE WOOD
DIED MARCH 27, 2003.

[Handwritten mark]

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 31st day of 09/31/04, 2004.
WITNESS:

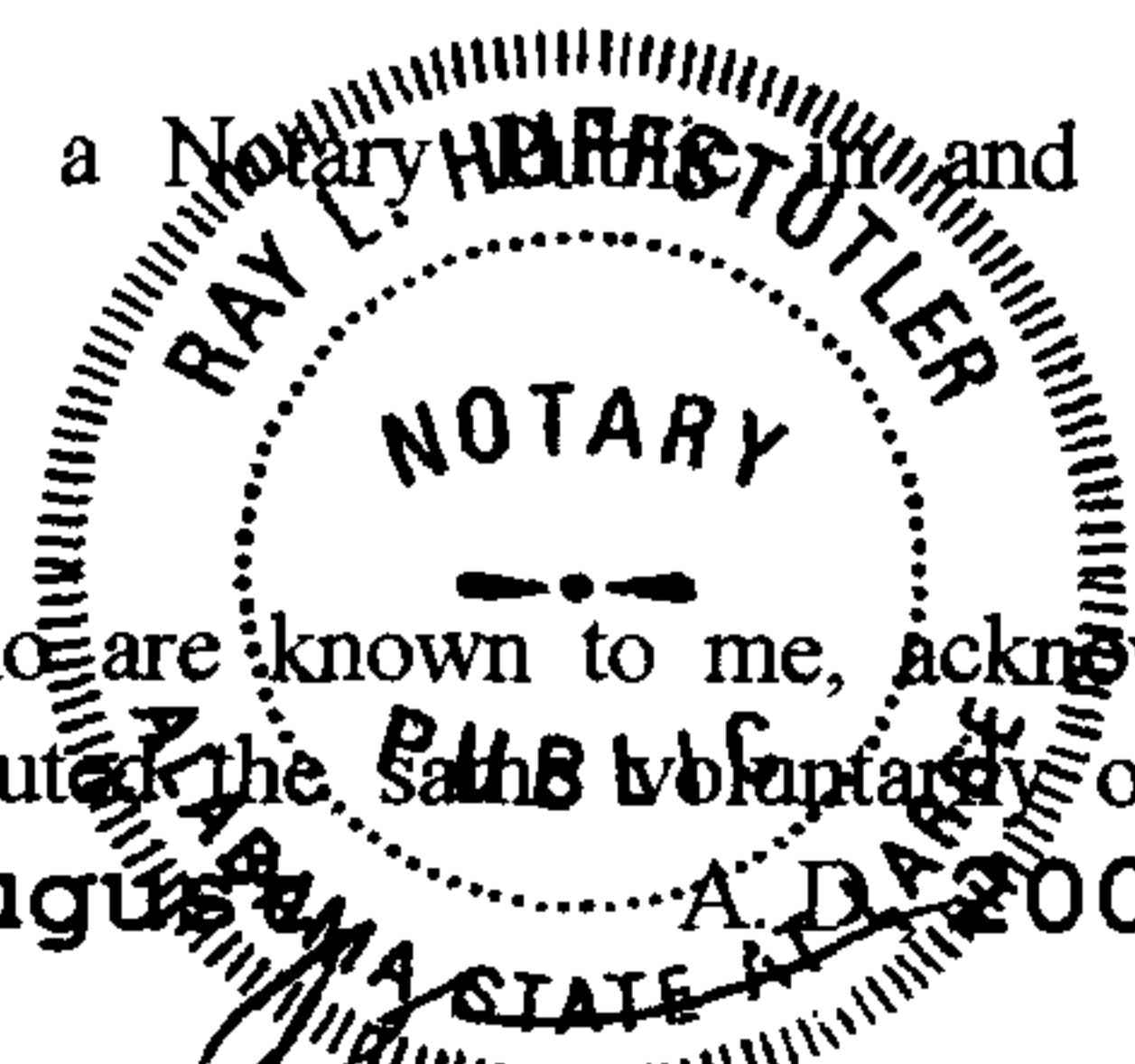
Witness

Cecilia Frey
Cecilia Frey (Seal)

STATE OF Alabama
COUNTY OF Jefferson
I, Ray L. Huffstutler
hereby certify that

Cecilia Frey, a single woman

, a Notary Public, and for said County, in said State,



whose name(s) were signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, A.D. 2004.

Ray L. Huffstutler
Notary Public
My Commission Expires: 05/02/08