


SEND TAX NOTICE TO:

(Name) Ramon John Samaniego, III
6169 Shelby County Hwy. 16
(Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) Duell Law Firm
4320 Eagle Point Pkwy.
(Address) Birmingham, Al. 35242


20041209000674690 Pg 1/3 75.00
Shelby Cnty Judge of Probate, AL
12/09/2004 14:52:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

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 Two hundred ninety thousand and no/100 (\$290,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sandra Irene Jones Morris and Nancy Anita Jones Ingram as Co-Executrixes of the
Estate of Mattie R. Jones, Deceased as set forth in that certain Order Approving Private
(herein referred to as grantors) do grant, bargain, sell and convey unto Sale issued in Probate Case PR-2003-000586

Ramon John Samaniego, III and Shirley G. Samaniego

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

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

\$232,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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, 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, WE have hereunto set OUR hand(s) and seal(s), this 8
day of December, 2004.

WITNESS:

Sandra Irene Jones Morris (Seal)
SANDRA IRENE JONES MORRIS as Co-Executrix
of the Estate of Mattie R. Jones, deceased
under Order Approving Private Sale issued
in Probate Case PR-2003-000586 (Seal)

Nancy Anita Jones Ingram (Seal)
NANCY ANITA JONES INGRAM as Co-Executrix
of the Estate of Mattie R. Jones, deceased
under Order Approving Private Sale issued
in Probate Case PR-2003-000586 (Seal)

STATE OF ALABAMA }
COUNTY }

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D.,
My commission expires: _____

EXHIBIT A

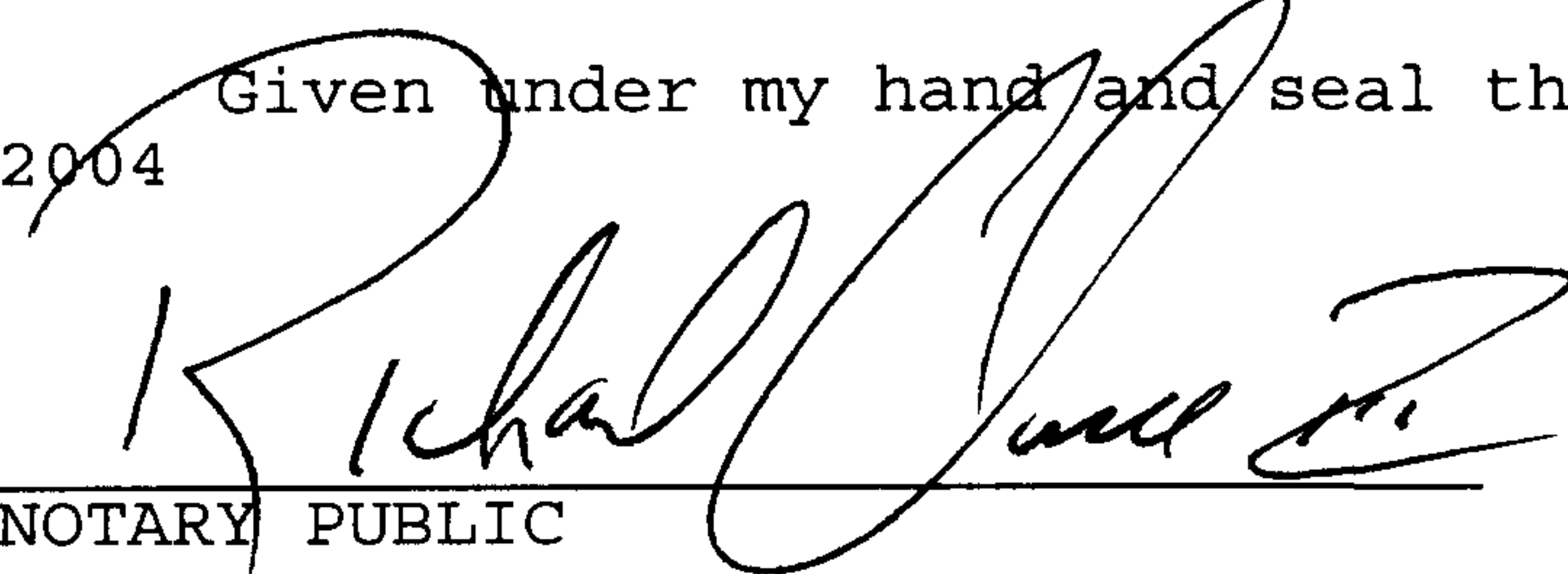
A parcel of land situated in Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Northwest Quarter of said Section 12; thence run North 00 degrees, 00 minutes, 00 seconds, East for a distance of 289.47 feet; thence run North 89 degrees, 09 minutes, 32 seconds East for a distance of 611.96 feet; thence run North 07 degrees, 18 minutes 40 seconds, East for a distance of 162.98 feet; thence run South 84 degrees, 48 minutes, 09 seconds East 644.38 feet to a point on the Westerly right of way line of Shelby County Highway 16; thence run south 00 degrees, 24 minutes, 35 seconds East for a distance of 444.09 feet; thence run North 88 degrees, 06 minutes, 05 degrees West for a distance of 1278.23 feet to the point of beginning.

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Sandra Irene Jones Morris and Nancy Anita Jones Ingram as Co-Executrixes of the Estate of Mattie R. Jones, deceased under Order Approving Private Sale issued in Probate Case PR-2003-000586 whose names are 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 in their capacities as Co-Executrixes the Estate of Mattie R. Jones executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9 day of December,
2004


NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-05