

SEND TAX NOTICE TO:

(Name) Andre Emil Villanueva

(Address) 1110 Amberly Woods Drive

Helena, AL 35080



2005020200052230 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/02/2005 12:43:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Patricia K. Martin, P.C.

2090 Columbiana Road, Suite 3200

(Address) Birmingham, AL 35216

Form 1-1-5 Rev. 2/00

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

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

(\$164,800.00)--

That in consideration of One Hundred Sixty-Four Thousand Eight Hundred and NO/100----- DOLLARS

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

Brian W. Olson and wife, Jennifer L. Olson

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

Andre Emil Villanueva and Dinaflor D. Villanueva

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

SHELBY

County, Alabama, to-wit:

Lot 29, according to the Survey of Amberley Woods, First Sector, as recorded in Map Book 18, Page 137, Shelby County, Alabama Records.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$ 131,840.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$ 32,960.00 of the above recited purchase price was paid from the proceeds of a second mortgage loan 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 administrtors 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 26th day of January, 2005.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)
.....(Seal)
.....(Seal)

Brian W. Olson (Seal)
Brian W. Olson
Jennifer L. Olson (Seal)
Jennifer L. Olson (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian W. Olson and wife, Jennifer L. Olson whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, A. D., 20 05

Patricia K. Martin
Notary Public.