




This Instrument was prepared by:

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Send Tax Nouce to:

LUZ D. GRANADOS 7410 WYNDHAM PARKWAY HELENA, ALABAMA 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That, Whereas, SHERREL S. GORE, departed this life testate; and

Whereas, the Last Will and Testament of SHERREL S. GORE, named ISAAC EDWARD GORE as the Executor of the Estate; and

Whereas, ISAAC EDWARD GORE is granted Letters Testamentary as Executor of the Estate of SHERREL S. GORE, by the Judge of Probate of SHELBY County, Alabama, as shown by the records in Probate Case No. 2005-000018, and

Now, Therefore, in consideration of the Premises, and the sum of ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND NO/100 (\$139,500.00) DOLLARS, eash in hand paid to the undersigned, ISAAC EDWARD GORE as Executor of the Will and Estate of SHERREL S. GORE, deceased, the receipt of which is hereby acknowledged, the undersigned, in his capacity as Executor of the Estate of SHERREL S. GORE, does by these presents, grant, bargain, sell and convey unto LUIS ALFREDO GRANADAS AND LUZ D. CASTANO (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 22 ACCORDING TO THE AMENDED MAP OF WYNDHAM WELLINGTON SECTOR AS RECORDED IN MAP BOOK 23, PAGE 27 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SEBJECT TO:

- TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. EASEMENTS AND RIGHTS OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL 183, PAGE 23.
- EASEMENTS AND RIGHTS OF WAY GRANTED TOWN OF HELENA RECORDED IN DEED BOOK 305, PAGE 394; DEED BOOK 305, PAGE 398; DEED BOOK 305, PAGE 400; DEED BOOK 305, PAGE 402 AND DEED BOOK 105, PAGE 44.
- 4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NUMBER 1997-24872.
- 5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 216, PAGE 162.
- OUTSTANDING RIGHTS OF INTERESTED PARTIES TO CONTEST THE WILL OF SHERRELS, GORE DECEASED PROBATE CASE NO. 2005-000018 AND RIGHTS TO FILE CLAIMS AGAINST SAME. THIS RIGHT EXISTS FOR A PERIOD OF SEVEN MONTHS FROM THE DATE OF THE ORDER ADMITTING THE WILL TO PROBATE WHICH WAS JANUARY 18, 2005.

\$139,500 of the consideration paid herein was provided by a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the undersigned, ISAAC EDWARD GORE, in his capacity as Executor of the Estate of SHERREL S. GORE, deceased, has hereupto subscribed his name and scal, on this the 22nd day of MARCH, 2005.

ISAAC EDWARD GORE as Executor of the Estate of SHERREL S. GORE, deceased

STATION Avizona)

COUNTY OF Apalle

20050406000161720 2/2 \$16.00 20050406000161720 of Probate, AL Shelby Cnty Judge of Probate, AL 04/06/2005 04:14:59PM FILED/CERT

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that ISAAC EDWARD GORE, whose name as Executor of the Estate of SHERREL S. GORE. Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, in his capacity as such Executor executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of MARCH, 2005.

Cuptul a. Blucus Notary Public

My commission expires: 08-19-07