

# (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

DAVID W. AMARAL 2580 NORTH CHANDALAR LANE PELHAM, AL 35124

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

### WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY ONE THOUSAND DOLLARS and 00/100 (\$131,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT STEPHEN MINOR, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID W. AMARAL and CAROLINE A. AMARAL, 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:

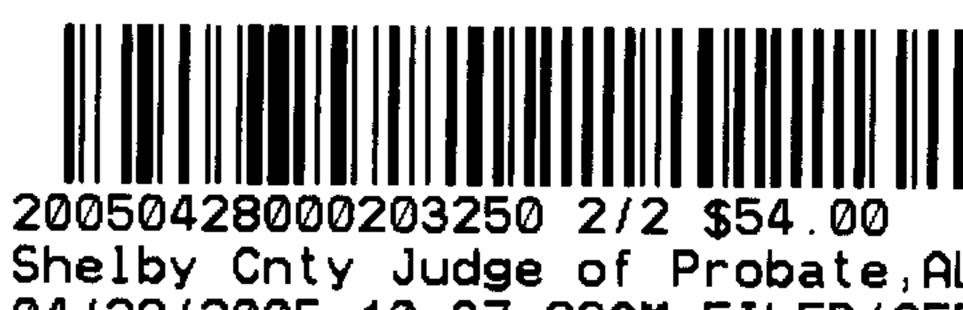
Lot 13, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. EASEMENT AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 3. RESTRICTIVE COVENANTS, AS SET FORTH IN REAL 138, PAGE 49.
- 4. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN REAL 138, PAGE 625 AND AMENDED REAL 145, PAGE 703.
- 5. AGREEMENT WITH ALABAMA POWER COMPANY, AS RECORDED IN REAL 142, PAGE 213.

\$91,000.00 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.



Shelby Cnty Judge of Probate, AL 04/28/2005 10:37:29AM FILED/CERT

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, ROBERT STEPHEN MINOR, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of April, 2005.

ROBERT STEPHEN MINOR

STATE OF ALABAMA) COUNTY OF SHELBY)

Shelby County, AL 04/28/2005 State of Alabama

Deed Tax: \$40.00

### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT STEPHEN MINOR, 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 15th day of April, 2005.

Notary Public

My commission expires: