

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050516000235260 1/1 \$26.50  
Shelby Cnty Judge of Probate, AL  
05/16/2005 01:28:14PM FILED/CERT

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

DIONISIO RIVERA AMADOR AND MARIA M. RIVERA

3012 LONGLEAF LANE

HELENA ALABAMA 35080

THAT IN CONSIDERATION OF **One Hundred Fifty Thousand Nine Hundred and 00/100 DOLLARS (\$150,900.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **EDWARD J. COHEN and wife, DORENE M. COHEN**

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

**DIONISIO RIVERA AMADOR AND MARIA M. RIVERA**

(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 10, ACCORDING TO THE SURVEY OF ROYAL PINES, AS RECORDED IN MAP BOOK 11, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

**Subject to Easements, Restrictions and rights of way of record.**

\$135,810.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees DIONISIO RIVERA AMADOR and MARIA M. RIVERA 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.

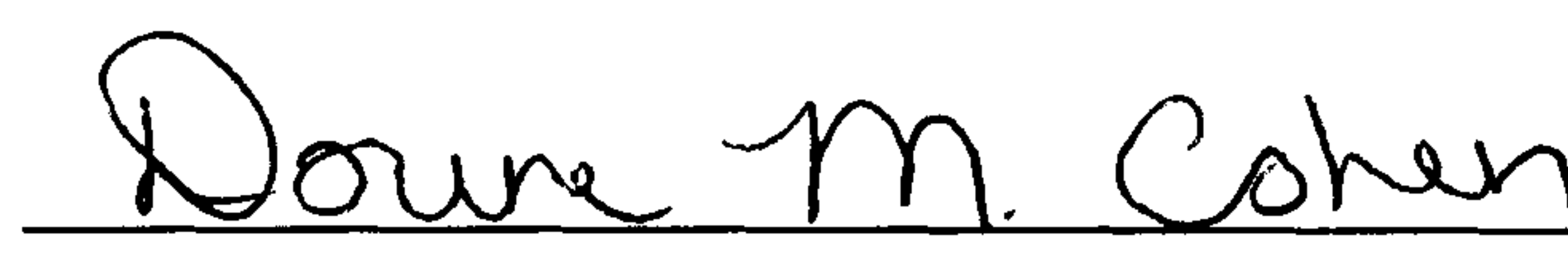
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 29th day of April, 2005.

WITNESS:

\_\_\_\_\_(Seal)

  
EDWARD J. COHEN (Seal)

\_\_\_\_\_(Seal)

  
DORENE M. COHEN (Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 05/16/2005  
State of Alabama

Deed Tax: \$15.50

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that EDWARD J. COHEN AND WIFE, DORENE M. COHEN 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April A.D., 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

68729

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

1-25-07

