


SEND TAX NOTICES TO:
Beatriz Y. Recinos
Victor A. Gutierrez
214 Grande Club Circle
Alabaster, Alabama 35007


20050517000237970 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/17/2005 02:14:39PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Sixty-Seven Thousand and no/100 Dollars (\$167,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, CHRISTOPHER T. JOHNSON and wife, PENNY JOHNSON, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto BEATRIZ Y. RECINOS and VICTOR A. GUTIERREZ, (herein referred to as "Grantees"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 9, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as recorded in Map Book 20, Page 111, in the Probate Office of Shelby County, Alabama

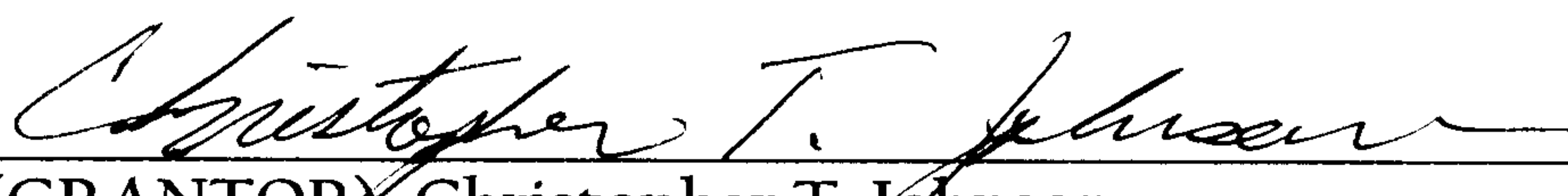
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2005 and subsequent years not yet due and payable.

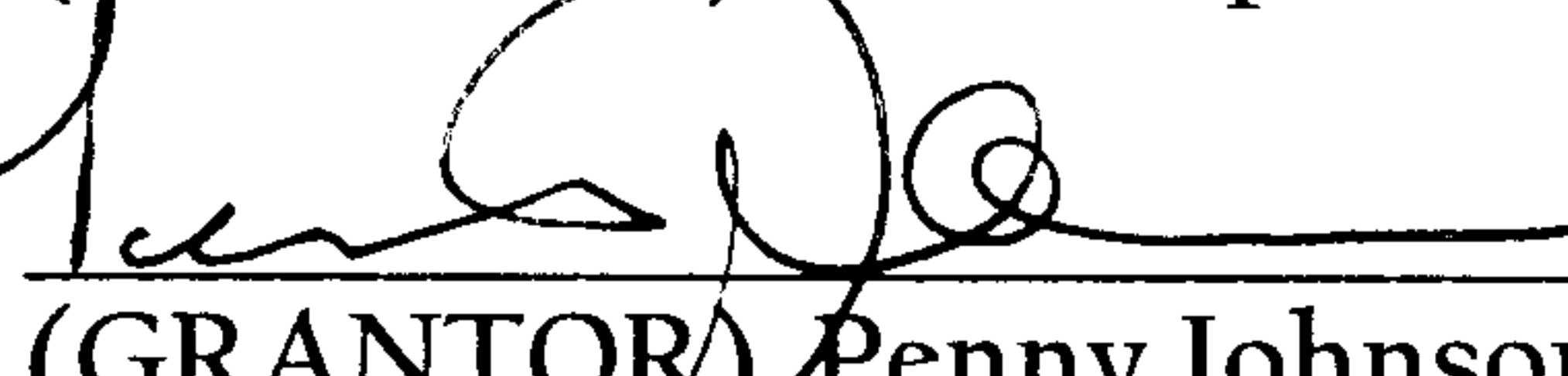
\$167,000.00 of the purchase price herein was paid from the proceeds of two mortgage loans closed simultaneously herewith

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for their heirs, executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10th day of May, 2005.



(GRANTOR) Christopher T. Johnson


(GRANTOR) Penny Johnson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Christopher T. Johnson and Penny Johnson, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of May, 2005.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/10/09

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244