

This instrument was prepared by: Daniel P. Rosser Attorney At Law P.O. Box 59501 Birmingham, AL 35259

SEND TAX NOTICE TO:
Raul and Adriana Z Aguilera
112 Autumn View Dr.
Sterrett, AL 35147

120176

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>TWO HUNDRED FIFTY-TWO THOUSAND AND NO/100'S</u> (\$252,000.00) DOLLARS to the undersigned granter (whether one or mark) in the burner is the second consideration of the property of the second consideration of the second consideratio
The wind of the little of more) in hand haid by the areaster that
acknowledged, We, <u>JACKIE P SCOTT AND VICKIE L SCOTT, HUSBAND AND WIFE</u> (herein referred to as grantor, whether one or more), grant, bargain, cell and converse DALL (herein referred to as grantor,
whether one or more), grant, bargain, sell and convey unto RAUL AGUILERA AND ADRIANA Z AGUILERA (herein referred to as grantor, referred to as grantor,
referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real
estate, situated inSHELBY County, Alabama to-wit:

LOT 4-A, ACCORDING TO THE RESURVEY OF BEAR CREEK RIDGE, AS RECORDED IN MAP BOOK 25, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

\$_350,000,000 of the consideration herein was derived from a mortgage loansclosed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF ,we , JACKIE P SCOTT AND VICKIE L SCOTT, HUSBAND AND WIFE, have hereunto set my (our) hand(s) and seal(s) this the __29TH__ day of __APRIL, 2005

JACKIE P SCOTT

__(SEAL)

VICKIE L SCOTT (SEAL)

STATE OF ALABAMA COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **JACKIE P SCOTT AND VICKIE L SCOTT**, **HUSBAND AND WIFE** whose names 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

29TH

day of APRIL

, 2005

Motor Director

My commission expires

EXP. 8-27-07

OBLIC

STATE

Surely Land