20050713000350480 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 07/13/2005 09:21:57AM FILED/CERT

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125 Lake Terrace
Alabaster, Alabama 35007

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }
COUNTY OF SHELBY

THAT IN CONSIDERATION OF One Hundred Thirty Seven Thousand Nine Hundred Dollars (\$137,900.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt of where is acknowledged, I or we,

TERRY L. GREEN and MARILYN A. GREEN, husband and wife

(herein referred to as GRANTOR(S)), grant, sell, bargain and convey unto JORGE ARCIGA and GABRIELA RIOS

(herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 30, according to the Survey of Lake Terrace, as recorded in Map Book 19, page 153, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 137,900.00 of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 8th day of July, 2005

GRANTOR(S)

 $\underline{\hspace{0.1cm}}$ (SEAL)

MARILYN A. GREEN

TERRY L'GREEN

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned notary public in for and said State, hereby verify that TERRY L. GREEN and MARILYN A. GREEN whose name(s) is signed to the foregoing conveyance, and who is known to me, she acknowledged before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the same bears date.

Given under my hand and seal this 8th day of July, 2005.

Notary Public

My commission expires: March 16, 2009