700248

This instrument was prepared by:
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
FERNANDO PEREZ AND
MARIA ESTHER RODRIGUEZ
3445 Westover Road
Westover, AL 35185

20050908000465330 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/08/2005 01:30:28PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **EIGHTY THOUSAND AND NO/100'S ($80,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **MIKE CRAFT, A MARRIED MAN, AND ROBERT L PHILLIPS, AN UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **FERNANDO PEREZ AND MARIA ESTHER RODRIGUEZ** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Attached Exhibit A

Mike Craft warrants that the property conveyed herein is not his homestead nor the homestead of his spouse.

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.

$80,000.00 of the consideration herein was derived from a mortgage loan closed 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 , **MIKE CRAFT, A MARRIED MAN AND ROBERT L PHILLIPS, AN UNMARRIED MAN**, have hereunto set my (our) hand(s) and seal(s) this the **6TH** day of **SEPTEMBER**, **2005**.

Mike Craft (SEAL)
MIKE CRAFT

Robert L. Phillips (SEAL)
ROBERT L PHILLIPS
by Mike Craft
His Attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MIKE CRAFT, A MARRIED MAN AND ROBERT L PHILLIPS, AN UNMARRIED MAN** 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 **6TH** day of **SEPTEMBER**, **2005**.

Notary Public
My commission expires _____

DAVID A. BEDGOOD
NOTARY PUBLIC
EXP. 8-27-07
ALABAMA STATE AT LARGE

20050908000465330 2/2 $15.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF TH SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 22, FOR A DISTANCE OF 872.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SOUTH LINE A DISTANCE OF 73.13 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 62 DEGREES 45 MINUTES FOR A DISTANCE OF 181.02 FEET TO THE RIGHT OF WAY LINE OF OLD HIGHWAY 280; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 47 MINUTES FOR A DISTANCE OF 65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 13 MINUTES FOR A DISTANCE OF 214.75 FEET TO THE POINT OF BEGINNING.