

This instrument was prepared by	Send Tax Notice To: Christopher J. Hill
(Name) <u>DAVID F. OVSON, LLC</u>	name 108 Heather Lane
	address
(Address) 1 <u>130 South 22nd Street</u> Birmingham, Alabama 35205	Pelham, AL 35124
WARRANTY DEED, JOINT TENANTS WITH RIGHT C	OF SURVIVORSHIP
STATE OF ALABAMA <pre> Jefferson</pre>	THESE PRESENTS,
That in consideration of TWO HUNDRED FIVE THOUSAND	
to the undersigned grantor or grantors in hand paid by the GRAN Frank L. Hernandez and wife, Olga M. Sanchez	TEES herein, the receipt whereof is acknowledged, we,
(herein referred to as grantors) do grant, bargain, sell and convey Hill	unto Christopher J. Hill and wife, Rachel M.
(herein referred to as GRANTEES) as joint tenants with right of s Shelby County, Alabama to-wi	
SUBJECT TO: 1. Ad valorem taxes for the year 2005, which until October 1, 2005. 2. Easements, rights-of-ways, restrictions, \$\frac{195,550.00}{\text{of mortgage loans closed simultaneously herew}}	are a lien, but not yet due and payable conditions and covenants of record.
	Shelby County, AL 09/13/2005
	State of Hiasums
	Deed Tax: \$10.50
of the parties to this conveyance, that (unless the joint tenancy hereby herein) in the event one grantee herein survives the other, the entire intersurvive the other, then the heirs and assigns of the grantees herein shall take as ten And I (we) do for myself (ourselves) and for my (our) heirs, exe and assigns, that I am (we are) lawfully seized in fee simple of said	ecutors, and administrators covenant with the said GRANTEES, their heirs premises; that they are free from all encumbrances, unless otherwise noted ne as aforesaid; that I (we) will and my (our) heirs, executors and
IN WITNESS WHEREOF, we have hereunto set o	ur hand(s) and seal(s), this7th
day of <u>September</u> , <u>2005</u> .	
(Seal)	Frank 1. Hernandez (Seal)
(Seal)	Olga M. Sanchez-Hernandez (Seal)
(Seal)	(Seal)
STATE OF ALABAMA	
Jefferson COUNTY	General Acknowledgment
IDavid F. Ovson	a Notary Public in and for said County, in said State, hereby certify that
Frank L. Hernandez and wife, Olga M. Sanchez whose name(s) are signed to the foregoing convon this day, that, being informed of the contents of the conveyance on the day the same bears date.	- <u>Hernandez</u> eyance, and who <u>are</u> known to me, acknowledged before me
Given under my hand and official seal this7th day of the da	of
	David E Overer
	David F. Ovson NOTARY Public MY COMPARE NOTARY PUBLIC UNDERWRITERS Notary Public