

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Tana Avery Rhonda Avery 365 Old Cahaba Trail Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy-five thousand and 00/100 (\$175,000.00) Dollars [the entire amount of which is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cesar M. Hernandez and wife, Carolina Hernandez (herein referred to as grantors) do grant, bargain, sell and convey unto Tana Avery and Rhonda Avery (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 717, according to the Survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 15, 2006.

WITNESS:		
#	_(SEAL)	(SEAL) Cesar M. Hernandez
	_(SEAL)	Carolina Hernandez (SEAL)
STATE OF ALABAMA JEFFERSON COUNTY		
wife, Carolina Hernandez, whose acknowledged before me on this voluntarily on the day the same be	e name(s) are signed to the for day, that, being informed of the co	d State, hereby certify that Cesar M. Hernandez and egoing conveyance, and who are known to me, ontents of the conveyance, they executed the same
My commission expires: 4-6-08		NOTARY PUBLIC NOTARY