20060331000149460 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/31/2006 08:52:20AM FILED/CERT

This instrument was prepared by: Jason Langley, Esq. Scott, Sullivan, Streetman and Fox, PC 2450 Valleydale Road Birmingham, Alabama 35244

Send Tax Notice To: Trinidad Tejada 122 St. Charles Drive Helena, Alabama 35080

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Nine Thousand Five Hundred and No/100 Dollars (\$149,500.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jon M. Kalahar and Amanda K. Kalahar, Husband and Wife (herein referred to as grantors) do, grant, bargain, sell and convey unto Trinidad Tehjada, Jose Ardon and Rosa Ardon(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 20, according to the Survey of Magnolia Park, St Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

\$149,500.00 of the purchase price is being paid for with a purchase money mortgage filed simultaneously herewith.

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

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 28th day of March, 2006.

(Seal)

Kalahar

(Seal)

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jon and Amanda Kalahar,, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of March, 2006.

Notary Public

Alicia Dawn Bennett

my commission expires: 9/19/07