406238

This instrument was prepared by:
Paul Esco, Esq.
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Gerardo P. Cartagena
2573 Chandalar Lane
Pelham, Alabama 35124

20060502000206190 1/1 $16.00
Shelby Cnty Judge of Probate,AL
05/02/2006 02:44:28PM FILED/CERT

Shelby County, AL 05/02/2006
State of Alabama

Deed Tax:$5.00

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100'S ($225,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **ROBERT HOLSTON, UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GERARDO P. CARTAGENA AND LIZZARAY CARTAGENA** (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:**

LOT 135, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, THIRD SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

$220,000.00 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 , I ,**ROBERT HOLSTON**, have hereunto set my (our) hand(s) and seal(s) this the 27th day of **APRIL**, **2006**

ROBERT HOLSTON (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **ROBERT HOLSTON** whose name 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, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of **APRIL**, **2006**

Erica Michelle Acosta
Notary Public
My commission expires _____

NOTARY PUBLIC
ERICA MICHELLE ACOSTA
My Comm. Exp. 1-22-07
ALABAMA STATE AT LARGE