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2006063000315460 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
06/30/2006 10:17:35AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
Five Riverchase Ridge  
Birmingham, Alabama 35244

VICTOR HUGO TADEO  
5995 FOREST LAKES COVE  
STERRETT, AL 35147

STATE OF ALABAMA  
COUNTY OF SHELBY

Shelby County, AL 06/30/2006  
State of Alabama

Deed Tax: \$9.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SEVENTY NINE THOUSAND SIX HUNDRED DOLLARS 00/100 (\$179,600.00) DOLLARS to the undersigned grantor, **AMERICAN HOMES AND LAND CORPORATION, CORPORATION**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **VICTOR HUGO TADEO and NELLY A. OROZCO, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 272, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33 AT PAGE 25 A, B, & C IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:


1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 33-25 A, B & C.
3. EASEMENT AND OR RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191, BOOK 126, PAGE 323 AND BOOK 236, PAGE 829.
4. RIGHTS OF OTHERS FOR INGRESS AND EGRESS PURPOSES IN AND TO THE USE OF SHELBY COUNTY LOCATED ON INSURED PREMISES AS RECORDED IN INSTRUMENT NO. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 AND 1993-03966.
5. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND DEED BOOK 331, PAGE 262.

\$170,620.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto 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.

IN WITNESS WHEREOF, the said **GEORGE M. VAUGHN** as **CLOSING AGENT** of **AMERICAN HOMES AND LAND CORPORATION**, has hereunto subscribed his/her/their name on this the 23rd day June of 2006.

**AMERICAN HOMES AND LAND CORPORATION**

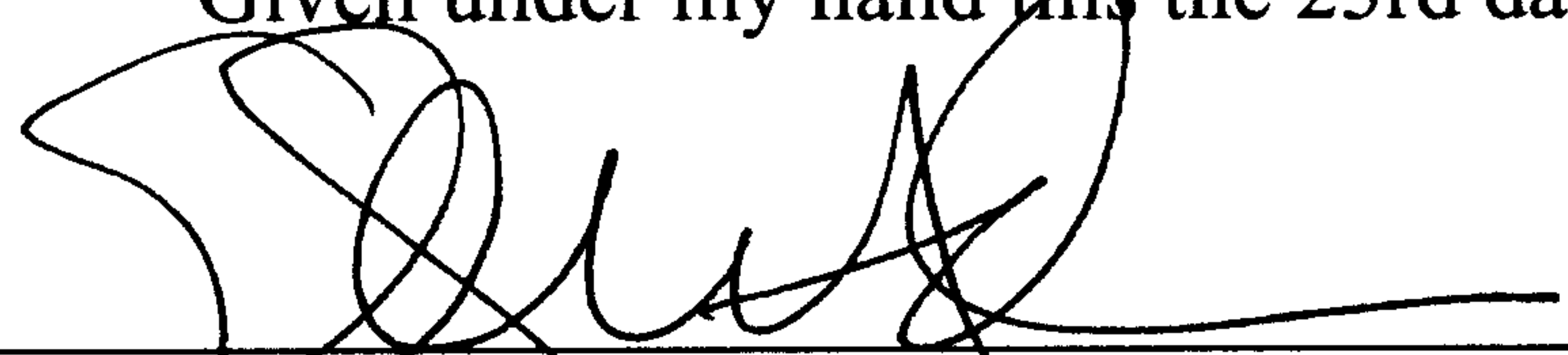
  
\_\_\_\_\_  
**GEORGE M. VAUGHN**  
**CLOSING AGENT**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN**, whose name as **CLOSING AGENT** of **AMERICAN HOMES AND LAND CORPORATION, CORPORATION**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said CORPORATION.

Given under my hand this the 23rd day June of 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9-27-09

