



Shelby County, AL 07/11/2006 State of Alabama

Deed Tax:\$10.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

BRIAN CHRISTIAN NEUGENT 483 FIELDSTONE DRIVE HELENA, AL 35080

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND FOUR HUNDRED DOLLARS 00/100 (\$198,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, ALFREDO FORMENTANO and SHAUNA B. FORMENTANO, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN CHRISTIAN NEUGENT and ANGELA M. NEUGENT, (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 21, according to the Survey of Second Sector Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. 30-FOOT BUILDING LINE ON FRONT OF LOT AS SHOWN ON RECORDED MAP.
 - EASEMENT OF UNDETERMINED SIZE ON REAR AND EAST SIDE OF LOT AS SHOWN ON RECORDED MAP.
- 3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
- 4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1997-1423.

\$158,720.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$29,760.00 of the consideration herein was derived from a second 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ALFREDO FORMENTANO and SHAUNA B. FORMENTANO, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of June, 2006.

ALFREDO/FORMENTANO

SHAUNA B. FORMENTANO

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

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

Given under my hand this the 28th day of June 1960.

Notary Public

My commission expires:

20060711000330920 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 07/11/2006 09:20:26AM FILED/CERT