

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

A. Scott Roebuck
Attorney at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

STATE OF ALABAMA

COUNTY OF SHELBY

COUNTY OF SHELBY

SEND TAX NOTICE TO:

LUIZ MARTINS 253 High Ridge Drive Pelham, AL 35124

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

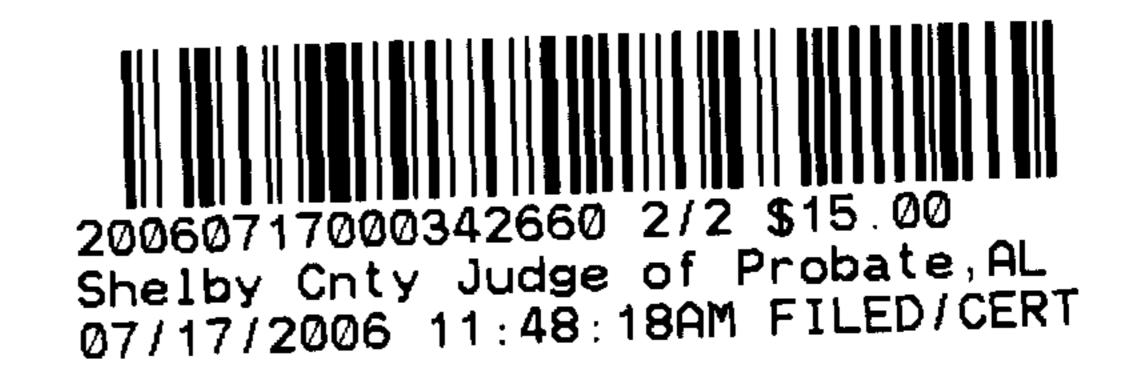
Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY ONE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$141,500.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GEORGE BILLITS AND JAMIE BILLITS, HUSBAND AND WIFE (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto LUIZ MARTINS AND ISABELA MOREIRA, HUSBAND AND WIFE (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 121, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## Subject to:

- 1. Taxes and assessments and/or fire district dues for the year 2006 and subsequent years.
- 2. 5' easement and 10' minimum building line along High Ridge Drive.
- 3. Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. No. 2003-31800 and Inst. No. 2003-31801, in the Probate Office of Shelby County, Alabama.
- 4. Transmission line permit to Alabama Power Company as recorded in Deed Book 102, Page 202; Deed Book 108, Page 337; Deed Book 102 Page 200; Deed Book 187, Page 53 and Deed Book 187, Page 61.
- 5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 93, Page 861; Volume 258, Page 811; Volume 275, Page 41; Volume 291, Page 887; Real Volume 116, Page 797; Deed Book 119, Page 83; Volume 224, Page 517; Volume 245, Page 600; Volume 245, Page 602 and Volume 245, Page 604, in the Probate Office of Shelby County, Alabama.

\$141,500.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.



JAMIE BILLITS

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GEORGE BILLITS AND JAMIE BILLITS, have hereunto set their signatures and seals, this the 13th day of June, 2006.

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE BILLITS AND JAMIE BILLITS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of June, 2006.

Notary Public

My commission expires:

