

406328

This instrument was prepared by  
Paul Esco  
Esco & Benson, LLC  
547 South Lawrence Street  
Montgomery, Alabama 36104

SEND TAX NOTICE TO:

Manuel Briones  
2920 Rime Village Dr.  
Hoover, AL 35216

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20060728000364810 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/28/2006 01:28:38PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred Thirty four thousand five hundred and no/100's (\$135,400.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James F. Williams and Lara G. Williams, Husband and Wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Manuel Briones and Josefa Ortega (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 2, BLOCK 2, ACCORDING TO THE SURVEY OF MEADOWVIEW, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2005, which constitute a lien, but are not yet due and payable until October 1, 2006.

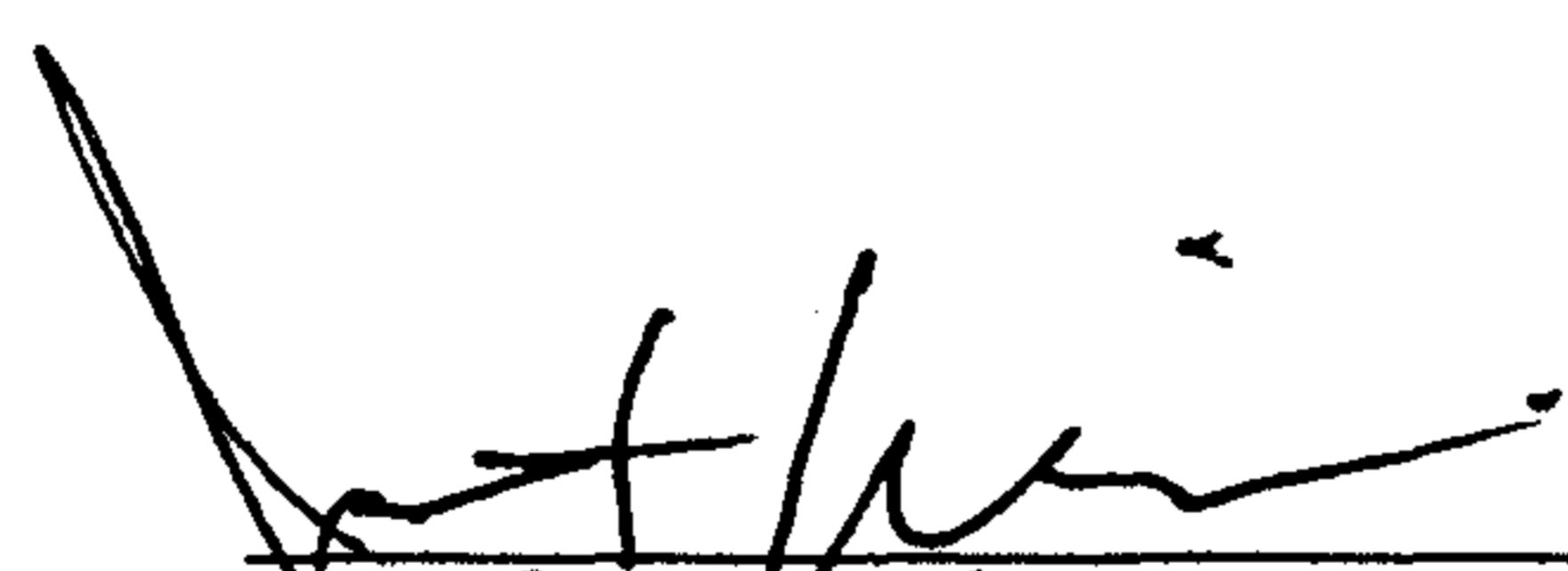
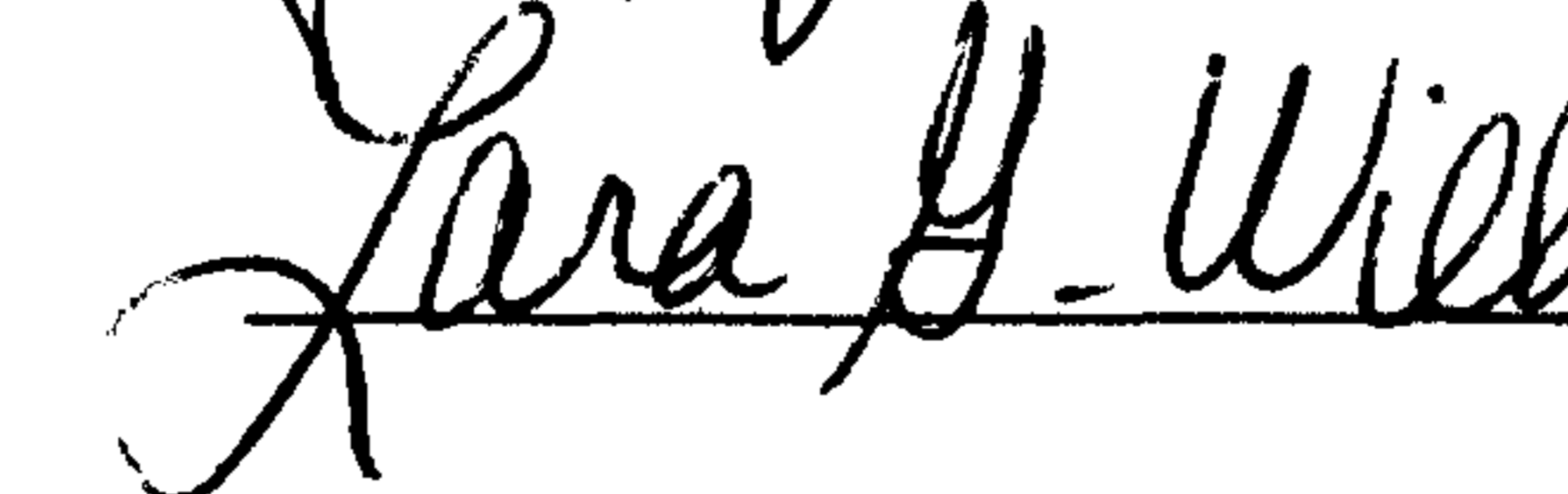
\$134,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

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.

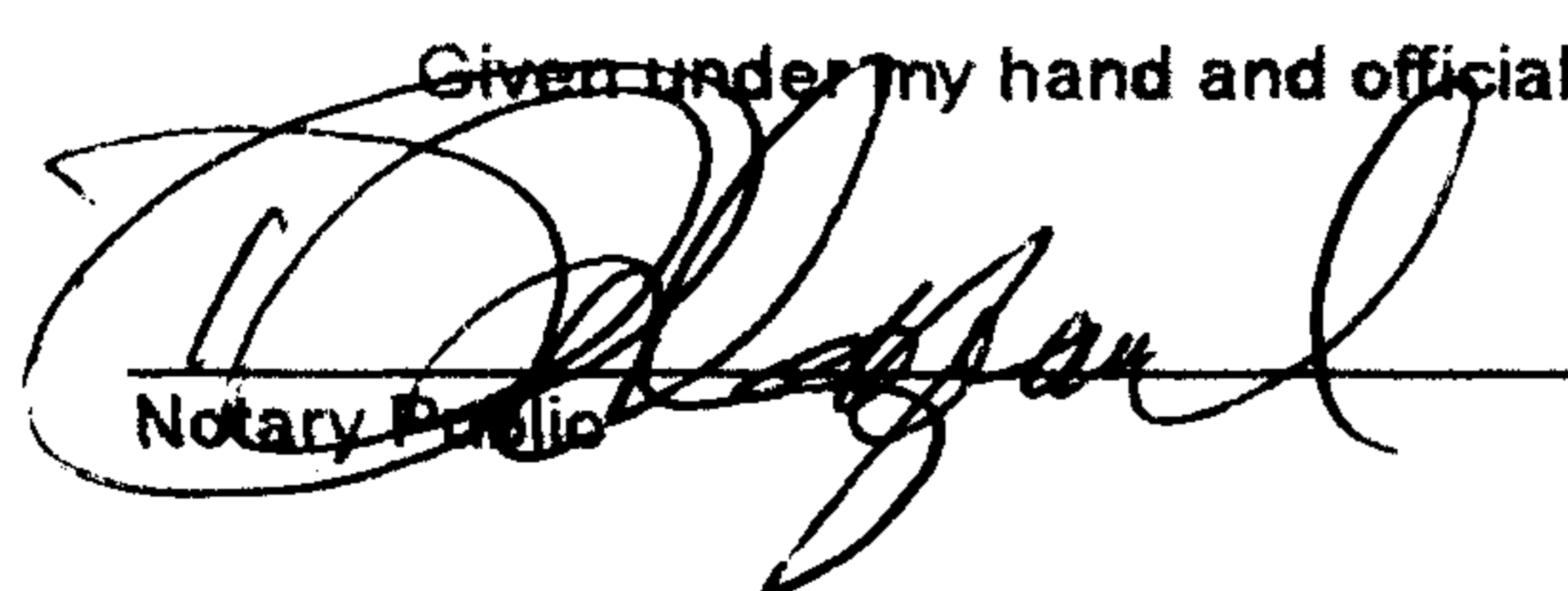
IN WITNESS WHEREOF, I/(we), James F. Williams and Lara G. Williams, have hereunto set my (our) hand(s) and seal(s) this 28th day of July 2006.

 (SEAL)  
 (SEAL)

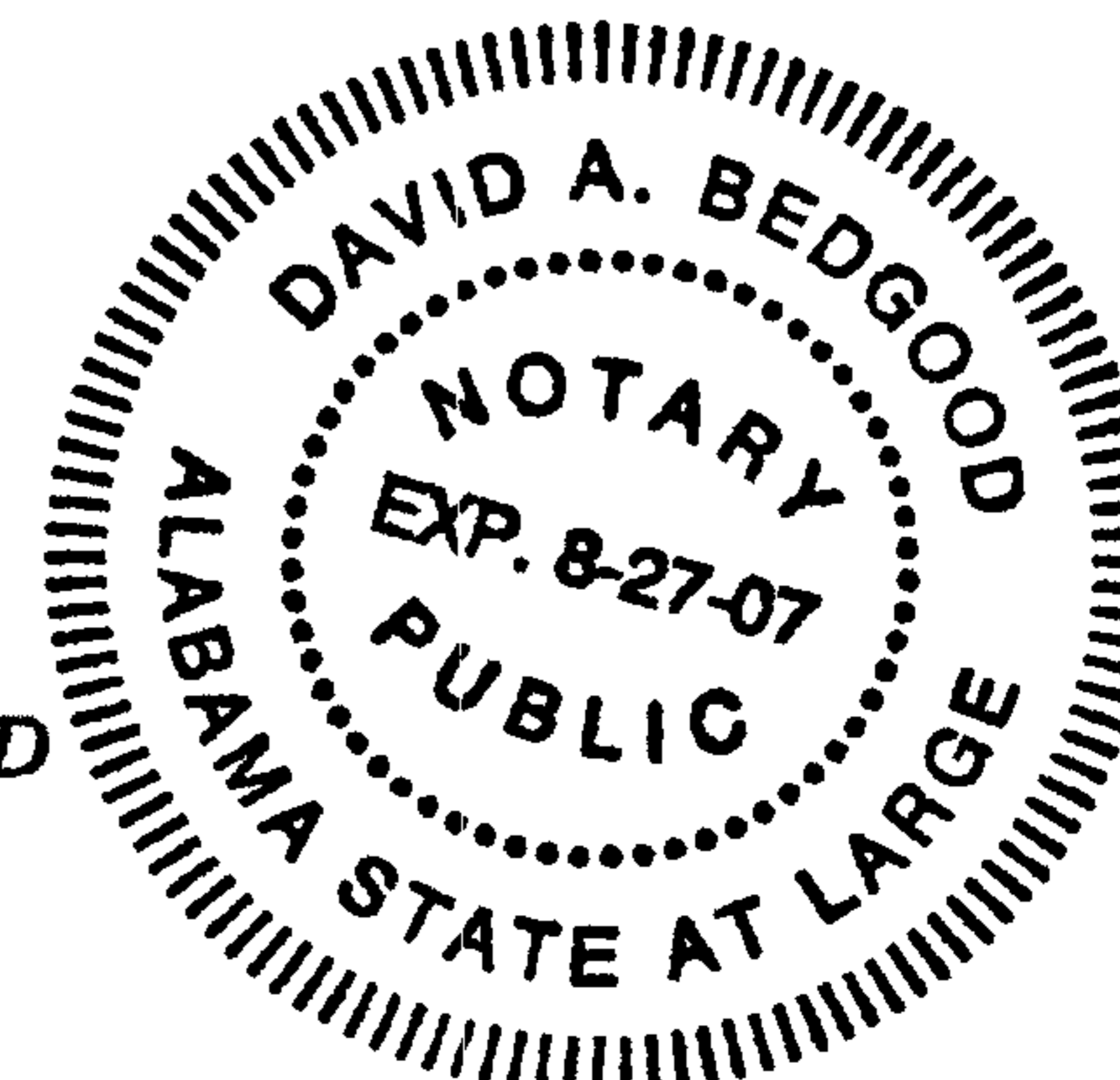
STATE OF ALABAMA  
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that James F. Williams 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July 2006.

  
Notary Public

SCRIVENER ONLY. NO TITLE SEARCH CONDUCTED



Shelby County, AL 07/28/2006  
State of Alabama

Deed Tax: \$1.00

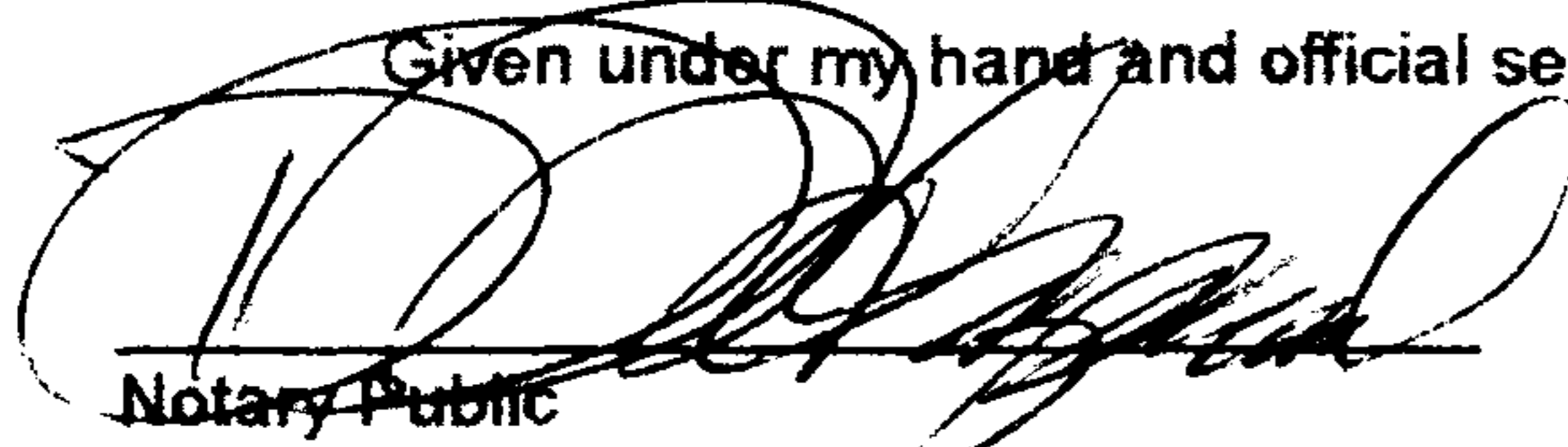
My commission expires \_\_\_\_\_

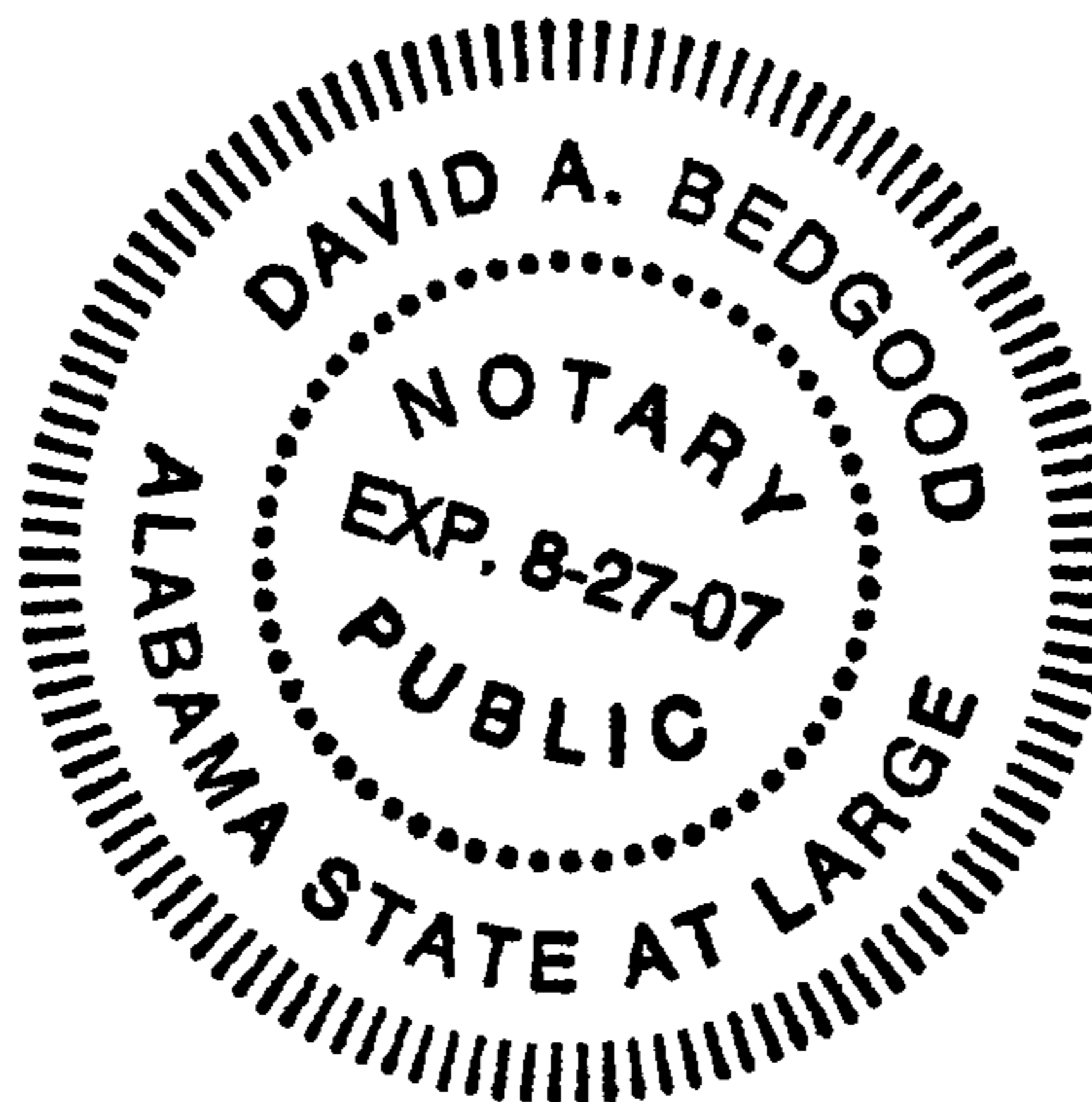
20060728000364810 2/2 \$15.00  
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STATE OF ALABAMA  
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that Lara G. Williams 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of July 2006.

  
Notary Public  
My commission expires \_\_\_\_\_



SCRIVENER ONLY. NO TITLE SEARCH CONDUCTED