

This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College

send Tax Notice To:

o: Muriel Hernandez

3/6 W Valentine Circle

Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Columbiana, AL 35051

KNOW ALL MEN BY THESE PRESENTS,

Shelby County, AL 11/22/2006 State of Alabama

Deed Tax: \$18.00

SHELBY COUNTY

That in consideration of Eighteen Thousand dollars and Zero cents (\$18,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David W. Kennedy and Linda B. Kennedy, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Muriel Hernandez and Esteban Hernandez (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

From the Northwest corner of the Northeast quarter of the Northeast quarter, Section 7, Township 21 South, Range 2 East, run East along the North boundary of said quarter-quarter a distance of 27.21 feet; thence right 83 degrees 38 minutes a distance of 242.07 feet; thence right 20 degrees 17 minutes a distance of 40.93 feet; thence right 72 degrees 53 minutes a distance of 68.04 feet; thence left 18 degrees 57 minutes a distance of 34.00 feet to the point of beginning; thence left 1 degree 00 minutes a distance of 103.58 feet; thence left 74 degrees 53 minutes a distance of 170.43 feet; thence left 90 degrees 00 minutes a distance of 197.44 feet to the point of beginning.

Subject to taxes for 2006.

Constitutes no part of the homestead of the grantor or grantors spouse.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

	(Seal)	David W. Kennedy	(Se
	(Seal)	Linda B. Kennedy	(Se
	(Seal)		(Se
			(Se
ATE OF ALABAMA			
		General Acknowledgment	

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Kennedy and Linda B. Kennedy 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 contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, 2006.

Notary Public | Wy Commission Expires: 10/16/08