



(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

JORGE A. LOPEZ 430 FOREST LAKES DRIVE CHELSEA, AL 35147

STATE OF ALABAMA COUNTY OF Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED NINETY FIVE THOUSAND DOLLARS 00/100 (\$295,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, GINGER M. LATTA and MATTHEW R. LATTA, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JORGE A. LOPEZ and NANCY LOPEZ 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 165 ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION 3RD SECTOR 2ND PHASE AS RECORDED IN MAP BOOK 32 PAGE 26 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. MATTERS SHOWN OF RECORD IN MAP BOOK 32, PAGE 26 A AND B.
- 3. BUILDING SETBACK LINES OF 15 FEET AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION WHICH SETBACK HAS NOT BE VIOLATED.
- 4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, AT PAGE 191, BOOK 16, PAGE 323; AND BOOK 236, PAGE 829.
- 5. EASEMENT TO SHELBY COUNTY RECORDED IN INSTRUMENT NO. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 AND 1993-03966.
- 6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 2004010200000390.
- 7. TITLE TO ALL MINERALS 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, AT PAGE 262.
- 8. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20031006000671368.

\$236,000.00 of the consideration herein was derived from a mortgage closed Simultaneously herewith.

\$59,000.00 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.

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, GINGER M. LATTA and MATTHEW R. LATTA, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of November, 2006.

GINGER M. LATTA

MATTHEW R. LATTA

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GINGER M. LATTA and MATTHEW R. LATTA, WIFE AND HUSBAND, 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 yountarily on the day the same bears date.

Given under my hand this the 27th day of November, 2006.

Notary Public

My commission expires: 7.27.20/

20061130000580620 2/2 \$15.00 20061130000580620 07 Probate, AL Shelby Cnty Judge of Probate, AL 11/30/2006 09:21:20AM FILED/CERT