


**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


20061204000586730 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
12/04/2006 01:44:57PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
KAIA LACEY
TASHA BROWN

(Name)

(Name)

ONE PERIMETER PARK S, SUITE 451 N
BIRMINGHAM, ALABAMA 35243

165 CO RD 203
MONTEVALLO, AL 35115

(Address)

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED dollars (\$84,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), DILIA GUERRA, BY AND THROUGH HER ATTORNEY IN FACT FREDDY GUERRA, and MARTIN RAMOS, BY AND THROUGH HIS ATTORNEY IN FACT JENNIFER LEIGH COFFEY RAMOS, and FREDDY GUERRA, (herein referred to as Grantor) do, grant, bargain, sell and convey unto KAIA LACEY and TASHA BROWN, UNMARRIED (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 15, BLOCK 5, ACCORDING TO THOMAS' ADDITION TO THE TOWN OF ALDRICH MAP OF WHICH WAS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON 23RD OF FEBRUARY 1944 IN MAP BOOK NUMBER 3 AND CONTAINING .29 ACRES MORE OR LESS AND BEING ALSO KNOWN AS DWELLING HOUSE NUMBER 31 OF THE FORMER MONTEVALLO COAL MINING COMPANY, ALDRICH, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 84,900.00 IS FILED HERewith.

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THIS PROPERTY IS NOT AND HAS NEVER BEEN THE HOMESTEAD OF ANY SPOUSE OF THE GRANTOR.

TO HAVE AND TO HOLD, to 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 (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal,


Freddy Guerra as attorney in fact for Dilia Guerra (Seal)

FREDDY GUERRA AS ATTORNEY IN FACT FOR DILIA GUERRA

Jennifer Leigh Coffey as attorney in fact for Martin Ramos (Seal)

JENNIFER LEIGH COFFEY AS ATTORNEY IN FACT FOR MARTIN RAMOS

Freddy Guerra (Seal)
FREDDY GUERRA


20061204000586730 2/5 \$24.00
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STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

20061204000586730 3/5 \$24.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

COUNTY OF **Shelby**

NOTARY ACKNOWLEDGMENT

I, Jennifer L. Banik, A NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN SAID STATE, HERBY CERTIFY THAT
Freddy Guerra, WHOSE NAME AS ATTORNEY IN
FACT FOR Dilia Guerra, IS SIGNED TO THE
FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED
BEFORE ME THIS DATE, BEING INFORMED OF THE CONTENTS OF THE
CONVEYANCE, he IN his CAPACITY AS SUCH ATTORNEY IN FACT,
AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON
THE DATE THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 17th DAY OF
November, 200 06


NOTARY PUBLIC

RETURN TO:

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb 7, 2009

20061204000586730 4/5 \$24.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

COUNTY OF **Shelby**

NOTARY ACKNOWLEDGMENT

I, Jennifer L. Banik, A NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN SAID STATE, HERBY CERTIFY THAT
Jennifer Leigh Coffey Ramos, WHOSE NAME AS ATTORNEY IN
FACT FOR Martin Ramos, IS SIGNED TO THE
FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED
BEFORE ME THIS DATE, BEING INFORMED OF THE CONTENTS OF THE
CONVEYANCE, she IN her CAPACITY AS SUCH ATTORNEY IN FACT,
AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON
THE DATE THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 17th DAY OF
November, 2006.

NOTARY PUBLIC

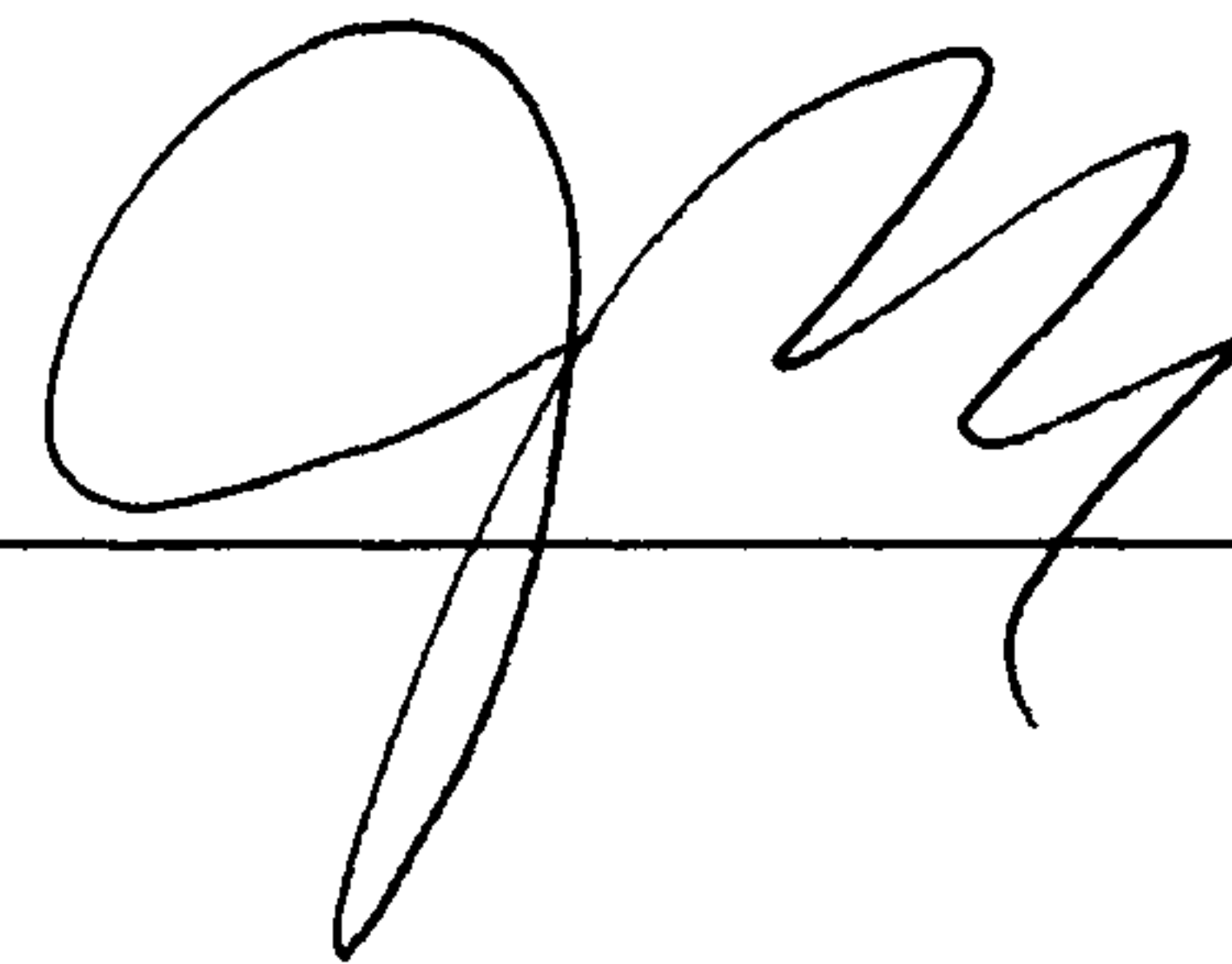
Jennifer L. Banik
Jennifer L. Banik
Notary Public, AL
My Comm. Expires Feb 2, 2008

RETURN TO:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that FREDDY GUERRA 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



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223

Jennifer L. Banik
Notary Public at Large
My Comm. Expires Feb 7, 2009



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