

This instrument was prepared by:  
William P. Sproule, Attorney at Law  
P.O. Box 492  
Pleasant Grove, AL 35127

Address for taxes:  
Larry and Renee White  
487 Waterford Drive  
Calera, AL 35040

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

State of Alabama )  
Jefferson County )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of One Hundred Thirty Nine Thousand (\$ 139,000.00) and no/100--Dollars and other good and valuable the receipt whereof is acknowledged, we, Juan E. Zamarron and his wife, Alicia M. Zamarron (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Larry W. White and his wife, Renee White (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 474, according to the Final Plat Waterford Highlands Sector 2 -- Phase 2, as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2006 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

**\$ 150,000.00 of the above purchase price paid from the proceeds of a first mortgage loan executed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

20070111000017240 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/11/2007 12:13:30PM FILED/CERT

Warranty Deed, jointly with remainder to survivor  
Juan E. Zamarron and wife to  
Larry White and wife

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27<sup>th</sup>  
day of December, 2006.

Juan E. Zamarron  
JUAN E. ZAMARRON

Alicia M. Zamarron  
ALICIA M. ZAMARRON

### GENERAL ACKNOWLEDGMENT

State of ALABAMA )  
JEFFERSON County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Juan E. Zamarron and his wife, Alicia M. Zamarron, whose names are is signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they have executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of December,  
2006.

[Signature]  
Notary Public  
My Commission Expires: 8-16-2008