

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

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

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

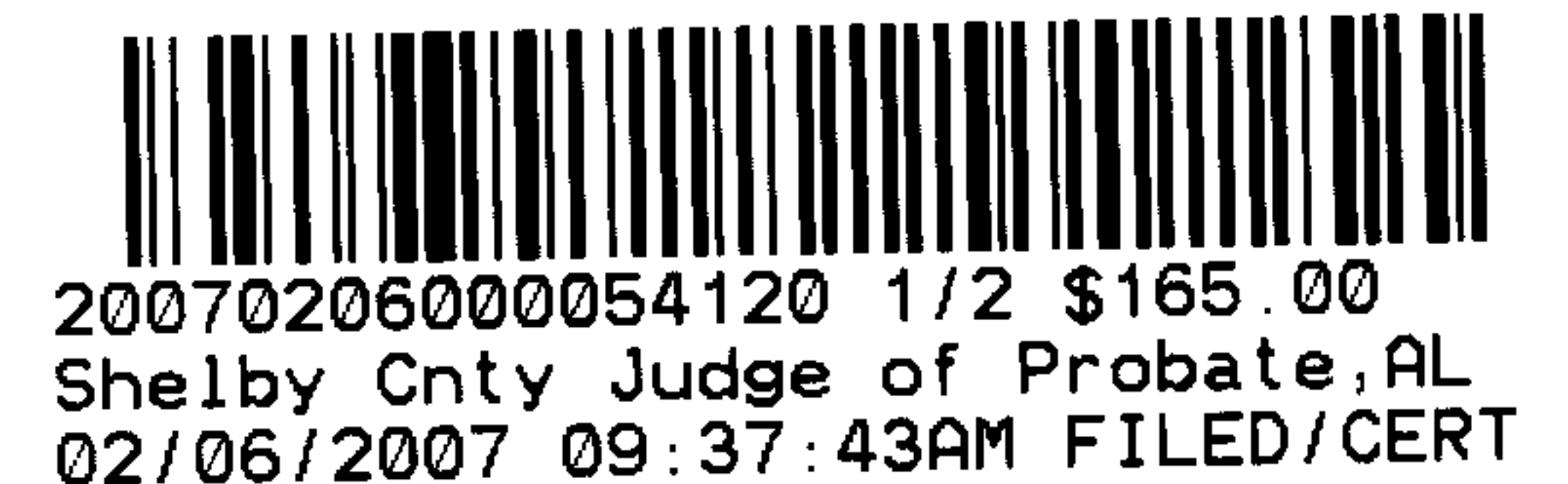
STATE OF ALABAMA

COUNTY OF **Shelby**

Send tax notice to:
OSCAR M MOJICA
GUADALUPE MOJICA
(Name)

P.O. BOX 12164
SANTA ROSA, CA 95406

(Address)



Shelby County, AL 02/06/2007
State of Alabama

Deed Tax: \$150.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THOUSAND dollars (\$150,000.00) 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), ROBIN E. HOPPER AKA ROBIN HOPPER HOWARD AND KENNETH LEE HOWARD, WIFE AND HUSBAND, (herein referred to as Grantor) do, grant, bargain, sell and convey unto OSCAR M. MOJICA AND GUADALUPE MOJICA, HUSBAND AND WIFE (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 104, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN, SECOND ADDITION, PHASE ONE, AS RECORDED IN MAP BOOK 23, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$-0.00- AS WAS PAID IN CONSIDERATION OF A MORTGAGE LOAN.

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.

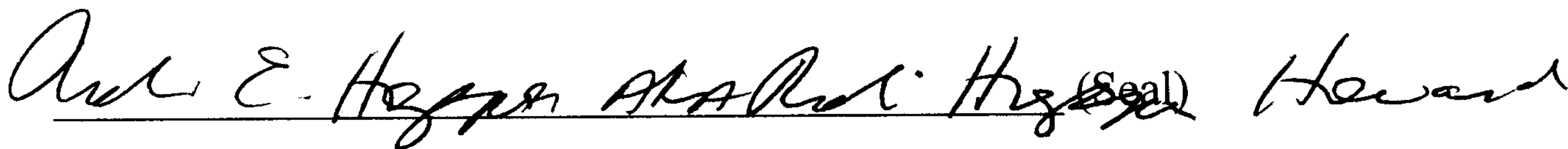
And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted

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20070206000054120 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
02/06/2007 09:37:43AM FILED/CERT

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, 12/13/06.


ROBIN E. HOPPER AKA ROBIN HOPPER HOWARD

 (Seal)
KENNETH LEE HOWARD

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that ROBIN E. HOPPER AKA ROBIN HOPPER HOWARD AND KENNETH LEE HOWARD, 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 12/13/06.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

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