20070329000142920 1/2 $24.50
Shelby Cnty Judge of Probate,AL
03/29/2007 03:48:01PM FILED/CERT

SEND TAX NOTICE TO:

Mr. & Mrs. Manuel A. Tezanos
121 Grove Hill Drive
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, AL 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND NINETY-FOUR THOUSAND, NINE HUNDRED AND NO/100..... ($194,900.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JAMES M. CLARK and TRACY L. CLARK, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **MANUEL A. TEZANOS and JANET R. TEZANOS (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 18, according to the Survey of Park Forest Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of SHELBY County, ALABAMA.

Subject to:

1. Property taxes for 2007 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 1995-13834 and Inst. No. 1995-4512.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.

$184,500.00 of the purchase price received above was paid by a first purchase money mortgage loan, 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 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.

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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of March, 2007.

James M. Clark (Seal)
JAMES M. CLARK

Tracy L. Clark (Seal)
TRACY L. CLARK

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES M. CLARK and TRACY L. CLARK, Husband and Wife**, 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 27th day of March, 2007.

Shelby County, AL 03/29/2007
State of Alabama

Deed Tax:$10.50

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____