

15669

20070502000202210 1/2 \$160.00
Shelby Cnty Judge of Probate, AL
05/02/2007 09:04:49AM FILED/CERT

Shelby County, AL 05/02/2007
State of Alabama

Deed Tax: \$146.00

(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

OSCAR MOJICA
185 STONE CLIFF CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY SIX THOUSAND DOLLARS 00/100 (\$146,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JASON HAROLD DILL and NATALIE HELMS DILL, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **OSCAR MOJICA and GUADALUPE MOJICA, 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 120 ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN
SECOND ADDITION PHASE TWO AS RECORDED IN MAP 24 PAGE 74 IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. EASEMENT TO COLONIAL PIPE LINE AS RECORDED IN DEED BOOK 268 PAGE 817.
4. EASEMENT TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 91 PAGE 231.
5. LEASE TO AMOCO PRODUCTION CO AS RECORDED IN DEED BOOK 326 PAGE 951.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 225 PAGE 226.
7. COVENANT FOR STORM WATER RUNOFF CONTROL AS SET UP IN INST NO 1998-33096.

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, **JASON HAROLD DILL and NATALIE HELMS DILL, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2007.


JASON HAROLD DILL

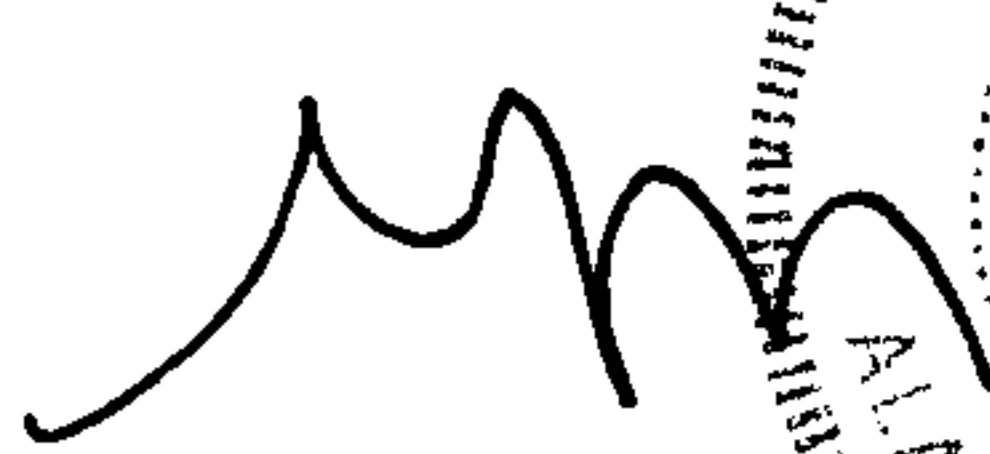

NATALIE HELMS DILL

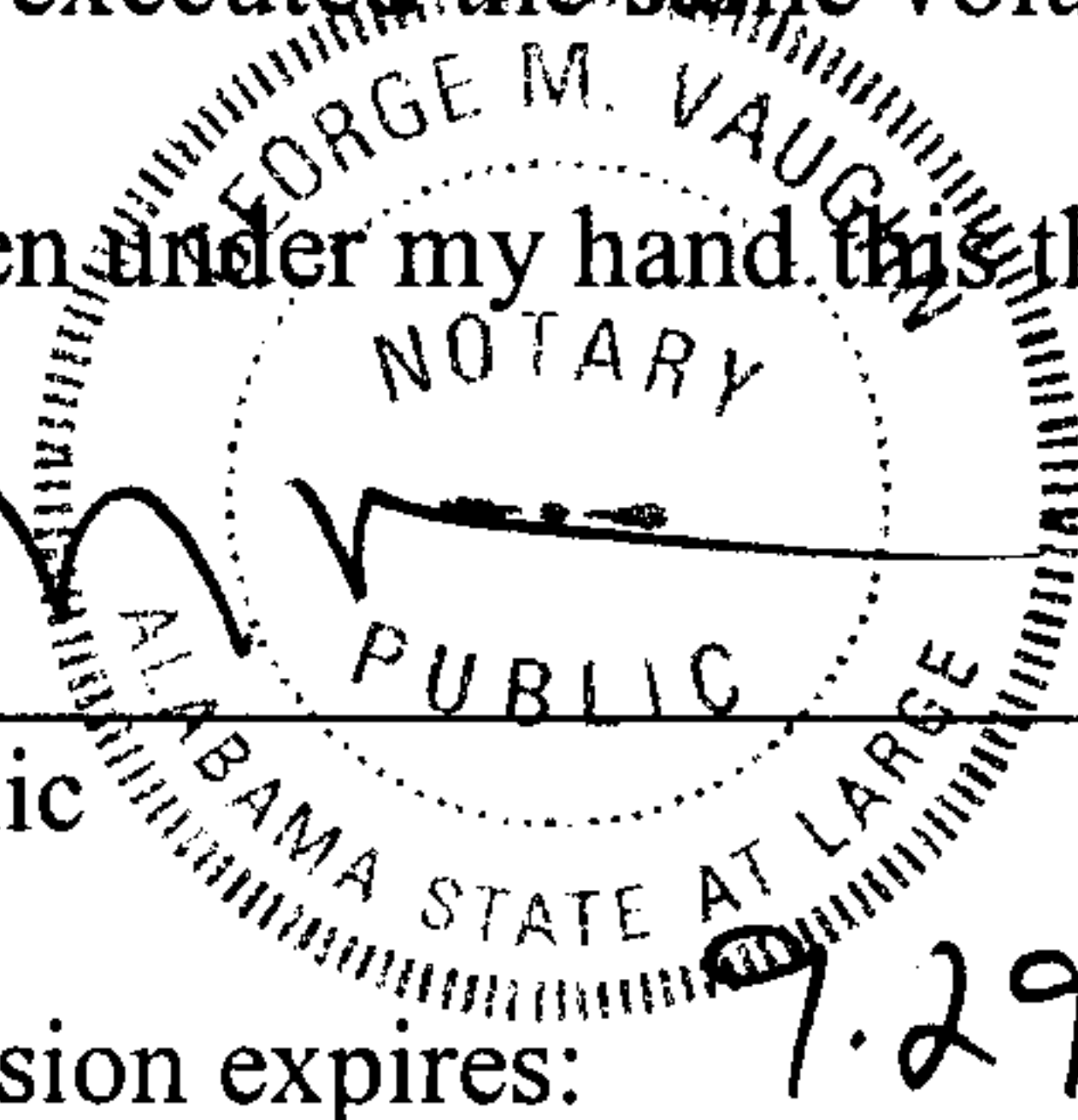
**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JASON HAROLD DILL and NATALIE HELMS DILL, HUSBAND AND WIFE**, 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 voluntarily on the day the same bears date.

Given under my hand this the 30th day of April, 2007.


Notary Public



My commission expires: 7.29.2010