



This instrument was prepared by

WPC & ASSOCIATES, LLC
(Name)

(Address)
ONE PERIMETER PARK SOUTH STE 451N
BIRMINGHAM, AL 35243

Send Tax Notice To:

LUIS M. HERNANDEZ
(Name)

(ADDRESS)
105 NORRIDGE PLACE
PELHAM, AL 35124

QUIT CLAIM DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND (\$10,000.00) Dollars and other good and valuable consideration, to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, LUIS M. HERNANDEZ AND MARIA HERNANDEZ, HUSBAND AND WIFE (GRANTORS) do remise, release, quit claim and convey to LUIS M. HERNANDEZ AND MARIA HERNANDEZ, HUSBAND AND WIFE, AND MIGUEL A. HERNANDEZ, AN UNMARRIED PERSON (GRANTEEES) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP all right, title, interest, and claim in or to the following described real estate situated in ~~Jefferson~~ County Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13 day
of April, 20 07.

Luis Manuel Hernandez (Seal)

Maria Hernandez (Seal)

QUIT CLAIM DEED

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20070523000239060 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/23/2007 08:39:40AM FILED/CERT

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 LUIS M. HERNANDEZ, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of April 2007.

Jay L. Banik

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

I, Jennifer L. Banik, a Notary Public in and for said County in said State, hereby certify that MARIA HERNANDEZ, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of April 2007.

Jay L. Banik

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



20070523000239060 3/3 \$27.00
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EXHIBIT A

LOT 3, ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE, PHASE I, FINAL PLAT AS RECORDED IN MAP BOOK 11, PAGE 124, CORRECTED AND RECORDED IN MAP BOOK 12, PAGE 38, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.