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Shelby Cnty Judge of Probate, AL  
06/05/2007 02:32:55PM FILED/CERT

Shelby County, AL 06/05/2007  
State of Alabama

Deed Tax: \$.50

(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

BRIDGET FIELDS  
1436 SEQUOIA TRAIL  
ALABASTER, AL 35007

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 NINETY FOUR THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$194,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **OSCAR E. SANCHEZ and LAURA J. SANCHEZ, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BRIDGET FIELDS and CLEVELAND FIELDS, WIFE AND HUSBAND**, (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 24 ACCORDING TO THE SURVEY OF NAVAJO HILLS 7TH SECTOR AS RECORDED IN MAP BOOK 7 PAGE 95 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 AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 316 PAGE 345 AND DEED BOOK 324 PAGE 851.
4. RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 32 PAGE 221.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 54 PAGE 41.

\$194,000.00 of the consideration herein was derived from a mortgage 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 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, **OSCAR E. SANCHEZ and LAURA J. SANCHEZ, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of May, 2007.

  
**OSCAR E. SANCHEZ**

  
**LAURA J. SANCHEZ**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **OSCAR E. SANCHEZ and LAURA J. SANCHEZ, 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 May, 2007.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

