

This Instrument Was Prepared By:
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Send Tax Notice:
Joseph E. Obregon, Jr.
2124 15th Street
Calera, AL 35040

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
) WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Seventeen Thousand Five Hundred & 00/100 Dollars (\$117,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Frank Dinatale, a married person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Joseph E. Obregon, Jr. and wife, Jennie Stone**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 10, according to the Survey of The Willows at Calera, as recorded in Map Book 26, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, IN THE SUMS OF \$118,750.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 22nd day of August, 2007.

GRANTOR

Frank D. Dinatale (L.S.)
Frank Dinatale

Frank D. Dinatale as
LTD POA for
Alyssa D. Dinatale (L.S.)
Alyssa Dinatale
By: Frank Dinatale, as Limited Power of Attorney, as recorded in the Probate Office of Shelby County, Alabama in Instrument # 20070823000397330