

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D Keith
3500 Independence Drive
Birmingham, AL 35209

John E Krauser & Patricia J Krauser

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Mario Perez and wife, Janie Perez** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **John E Krauser and Patricia J Krauser** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants 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:

Estate 14, according to the Survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57, in the Probate Office of Shelby County, Alabama. Mineral and Mining Rights Excepted.

Subject to:

1. Taxes for the year 2008 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

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

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 30 day of Nov, 2007.

Shelby County, AL 12/04/2007
State of Alabama

Deed Tax: \$155.00

Mario Perez

Janie Perez

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Mario Perez and Janie Perez, 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, he/she executed the same voluntarily for and as hi/hers act on the day same bears date.

Given under my hand and seal this 30th day of Nov, in the year 2007.

Notary Public

My Commission Expires

3/21/2008

