

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



20080306000092480 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
03/06/2008 01:53:22PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
KIFFANY G. RUEDA
EMILIO RUEDA

(Name)

904 THISTLEDOWN LANE
HOOVER, AL 35244

(Address)

STATE OF ALABAMA

COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTY FIVE THOUSAND dollars (\$335,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), ALVIN J. MUELLER and MARGARET MUELLER, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto KIFFANY G. RUEDA and EMILIO RUEDA, (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF THE HIGHLANDS, SECOND SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 48, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 267,600.00 AND 33,450.00 IS FILED HEREWITH.

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

Shelby County, AL 03/06/2008
State of Alabama


Deed Tax: \$34.00

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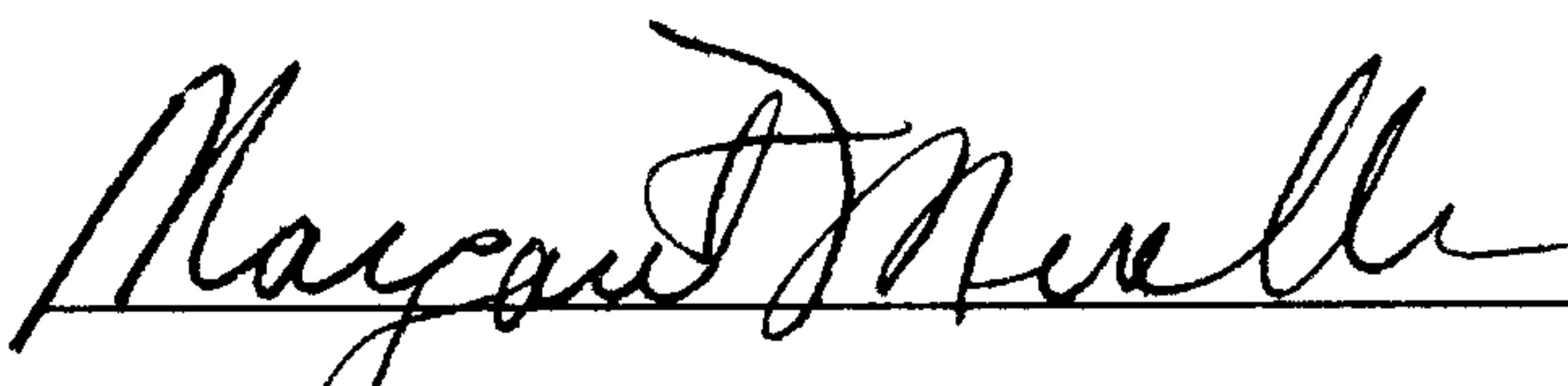
grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal, 03/04/08.



ALVIN J. MUELLER (Seal)



MARGARET MUELLER (Seal)

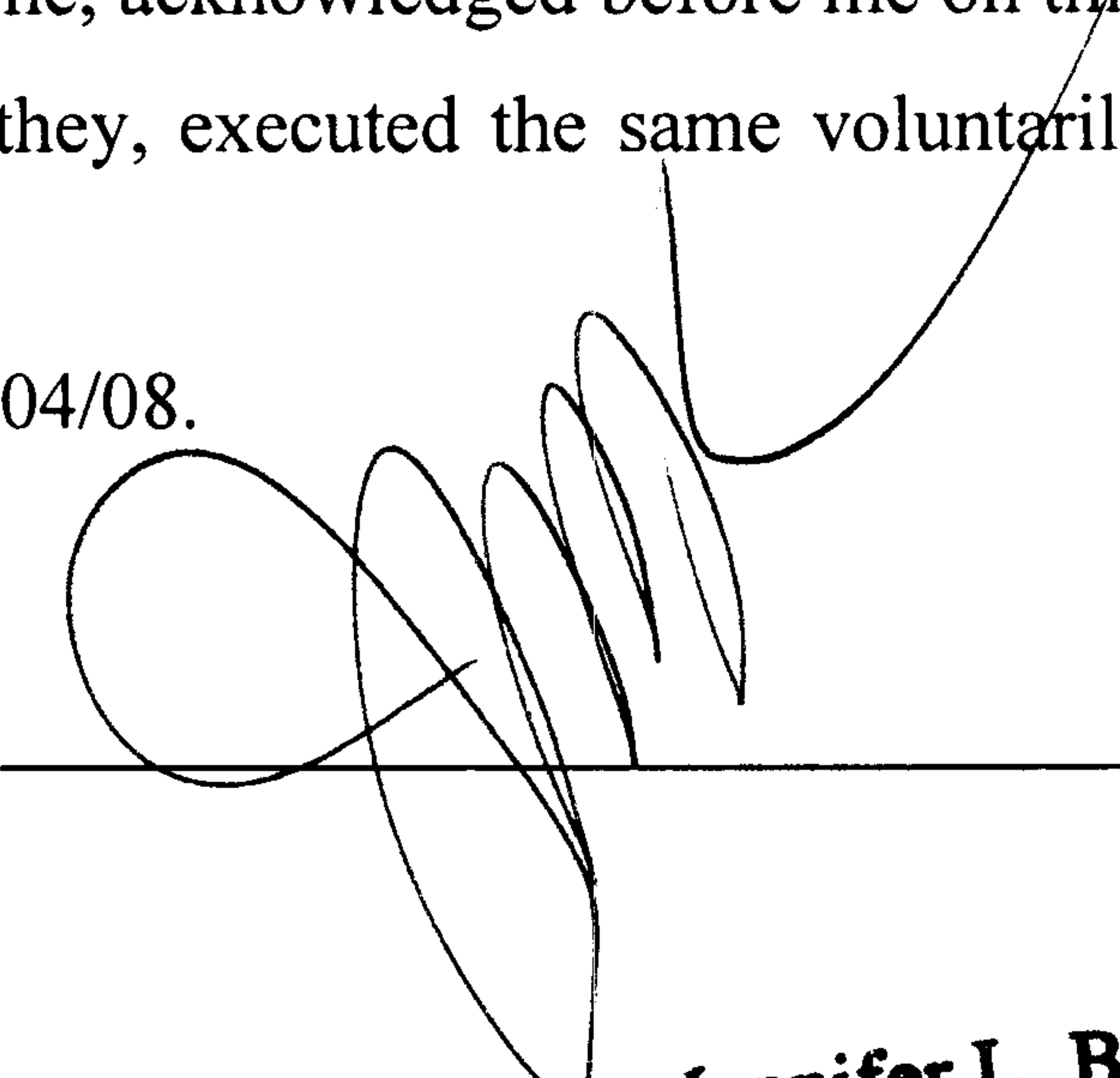

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STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that ALVIN J. MUELLER and MARGARET MUELLER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 03/04/08.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

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