EASE RETURN 10: Javid P. Condon, PC This instrument was prepared Union Hill Drive David P. Condon, P. C. Suite 200 Birmingham, AL 35209 Birmingham, AL 35209 (205)871-2133

Send tax notice to: Jorge X. Vera 311 Willow Glen Drive Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$136,500.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Tricia L. Burkhalter an unmarried person Cheryl L. Burkhalter, a .married person

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jorge X. Vera, Aurora L. Vera and Tina C. Vera

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

> Lot 7, Block 2, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

\$134,391.00 of the proceeds come from a mortgage recorded simultaneously herewith.

The property above is not the homestead of Cheryl L. Burkhalter nor her spouse.

Subject to:

- 2008 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and
- (3)all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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

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JAWITNESS WHEREOF, we have set our hands and seals, this 29th day of February, 2008.

L. Burkhalter Tricia T

STATE OF ALABAMA

JEFFERSON COUNTY)

l, the undersigned Notary Public in and for said County, in said State, hereby certify that Tricia L. Burkhalter and Cheryl L. Burkhalter 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 contests they executed the same voluntarily on the day the same bears date. they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Fellings

Notaky Public: Bava P. Called Penne S. Steplen

My Commission Extires: 2125-101

Cheryl L. Burkhalter

Shelby County, AL 03/07/2008

State of Alabama

Deed Tax: \$2.50