

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

  
20080416000155230 1/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
04/16/2008 11:48:04AM 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:  
JESUS ESTEBAN  
JESSICA ESTEBAN

(Name)

5012 LITTLE TURTLE DRIVE  
BIRMINGHAM, AL 35242

(Address)

STATE OF ALABAMA  
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TEN THOUSAND dollars (\$210,000.00) 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), RODNEY JOHNSON and BECKY JOHNSON, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto JESUS ESTEBAN and JESSICA ESTEBAN (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 17, BLOCK 5, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH AS RECORDED IN MAP BOOK 11 PAGE 82, INT EHPRBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**


A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 191,835.00 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

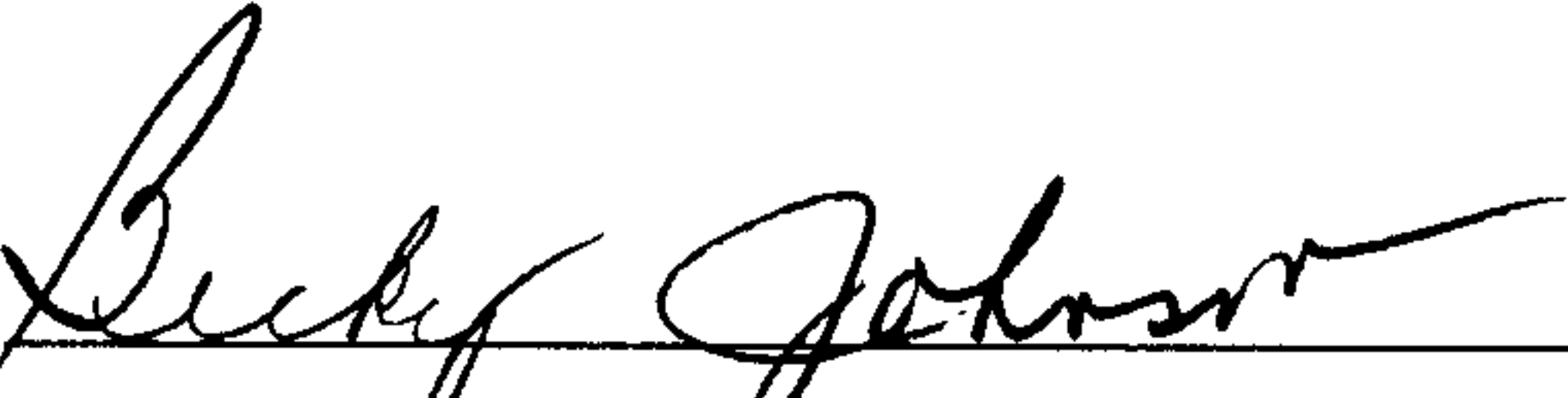
**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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, 04/02/08.

  
20080416000155230 2/2 \$32.50  
Shelby Cnty Judge of Probate, AL  
04/16/2008 11:48:04AM FILED/CERT

 (Seal)  
RODNEY JOHNSON

 (Seal)  
BECKY JOHNSON

STATE OF ALABAMA  
COUNTY OF Shelby

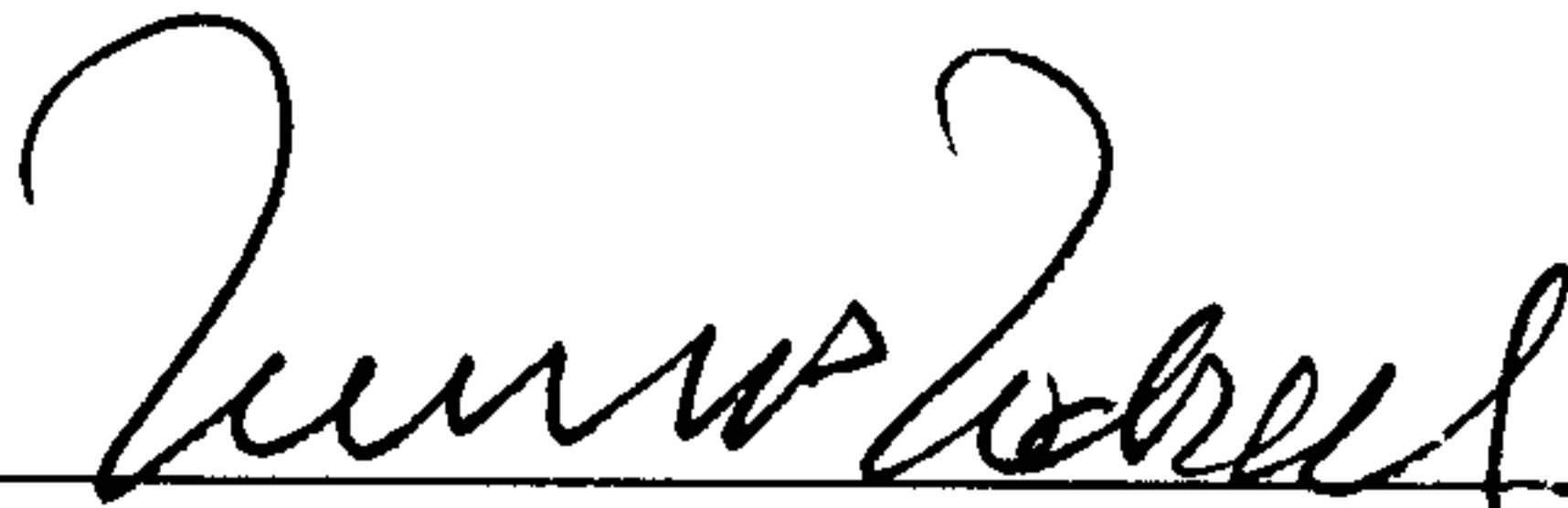
**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that RODNEY JOHNSON and BECKY JOHNSON, 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 04/02/08.

Shelby County, AL 04/16/2008  
State of Alabama

Deed Tax: \$18.50

  
Notary Public

Return to: William Patrick Cockrell  
WPC & Associates LLC

**WILLIAM PATRICK COCKRELL**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 12, 2011