


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


20080609000234560 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
06/09/2008 03:03:44PM FILED/CERT

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

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

(Address)

Send tax notice to:
JOSEPH BECK
RACHEL C. BECK

(Name)

504 ROLLING HILLS DR.
CHELSEA, AL 35043-6017

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of TWO HUNDRED AND FORTY NINE THOUSAND dollars (\$249,000.00) 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), ERNESTO MARTINEZ and ELIDA HERNANDEZ, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto JOSEPH BECK AND RACHEL C. BECK, HUSBAND AND WIFE (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 16 ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS, PHASE 3 AS RECORDED IN MAP BOOK 34, PAGE 52, SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 196,000.00 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.


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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, 05/29/08.

 (Seal)
ERNESTO MARTINEZ

 (Seal)
ELIDA HERNANDEZ

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 06/09/2008
State of Alabama


Deed Tax: \$53.00

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that ERNESTO MARTINEZ and ELIDA HERNANDEZ,
_____ 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 05/29/08.

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


Notary Public