

This instrument was prepared by:
David A. Bedgood
140 Bowling Lane
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Efrain Jimenez and Hugo Jimenez
1211 Railroad St.
Alabaster, AL 35007

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

**STATE OF ALABAMA
COUNTY OF SHELBY**


20080808000320690 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/08/2008 02:02:31PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIXTEEN THOUSAND AND NO/100'S (\$16,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **JOHN HONEA, AN UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **EFRAIN JIMENEZ AND HUGO JIMENEZ** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

"SEE ATTACHED EXHIBIT A"

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

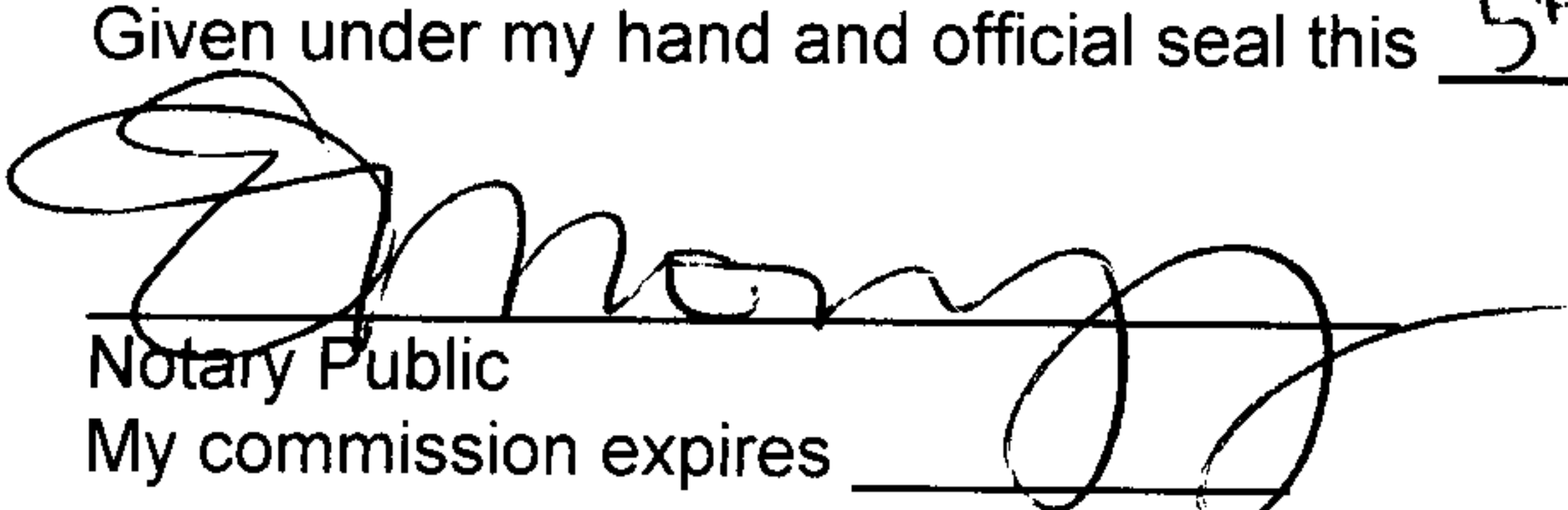
IN WITNESS WHEREOF, I, **JOHN HONEA**, have hereunto set my (our) hand(s) and seal(s) this the 5th day of **AUGUST, 2008.**


_____(SEAL)
JOHN HONEA

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **JOHN HONEA** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of **AUGUST, 2008.**


Notary Public

My commission expires _____

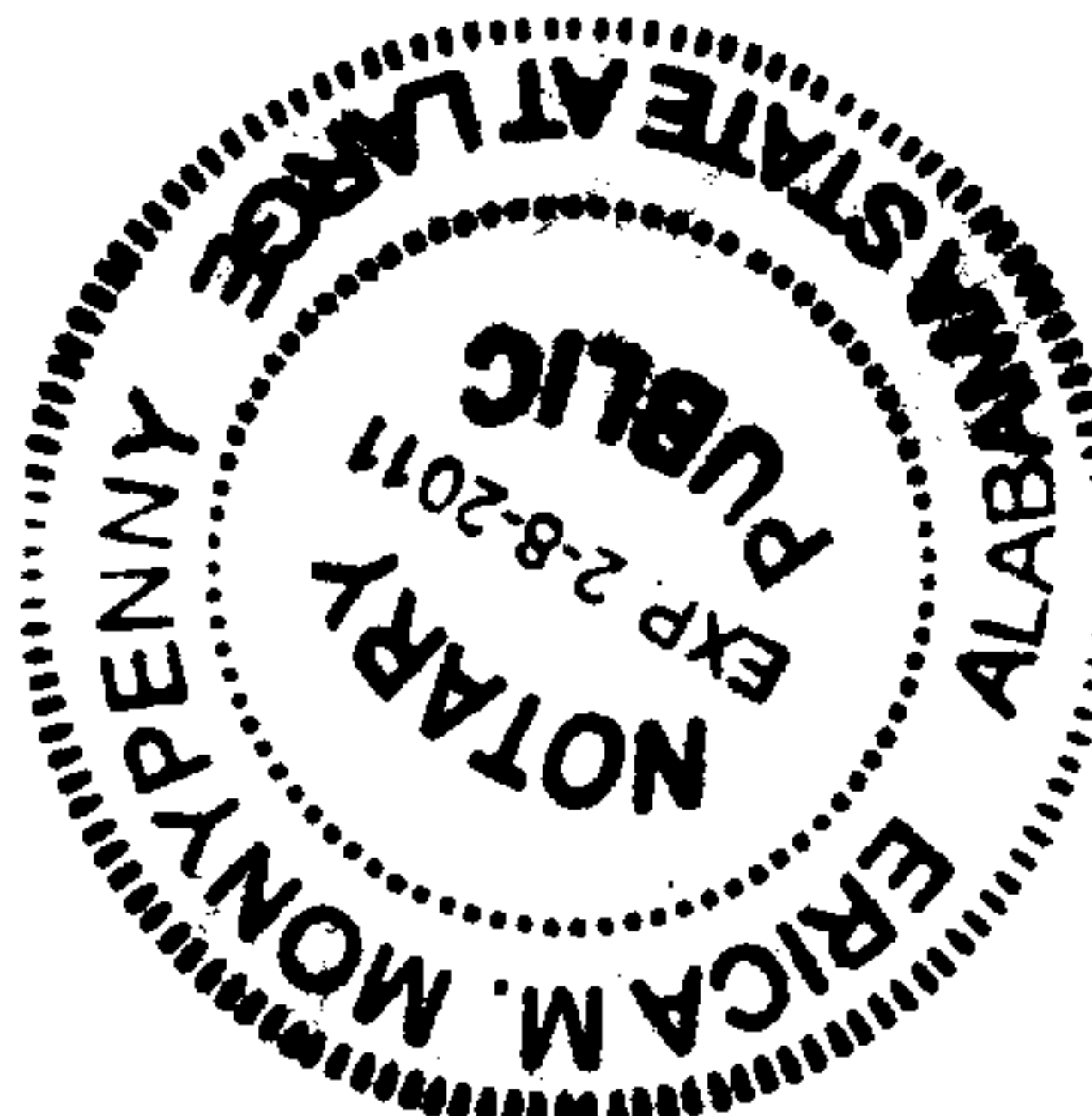
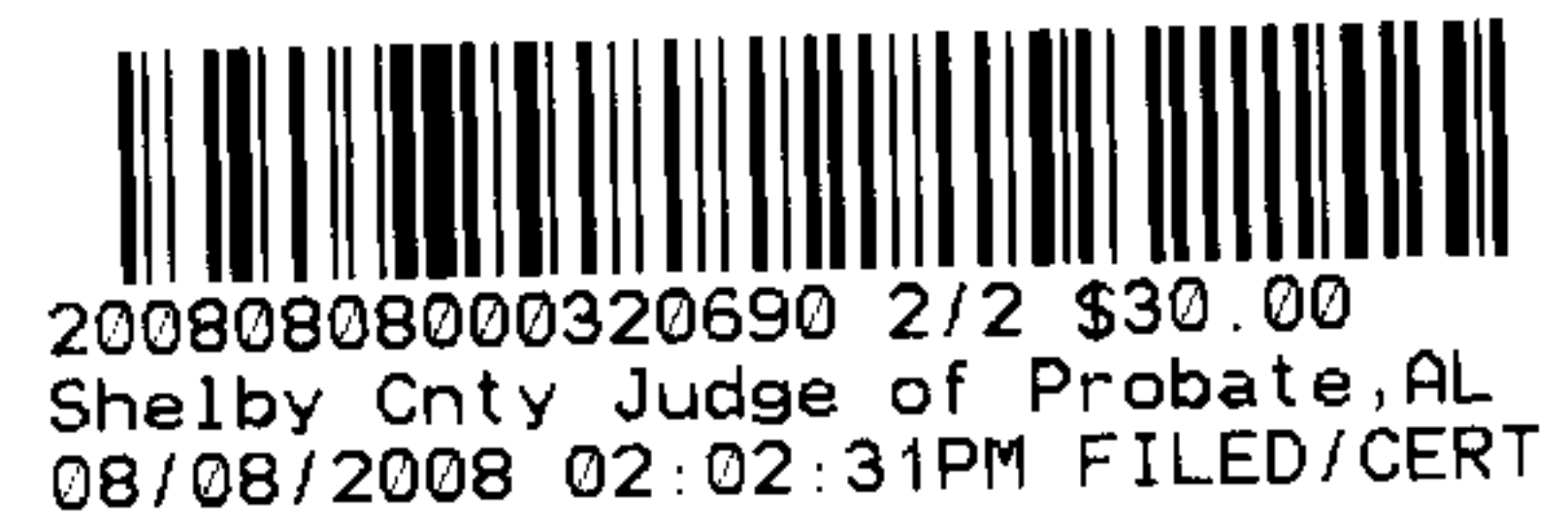


Exhibit A



Lot 65, as shown on a map entitled "Property Line Map, Siluria Mills," prepared by Joseph A. Miller, Reg. Civil Engineer, on October 6, 1995, and recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at the intersection of the North Right of Way line of 3rd Avenue East and the West Right of Way Line of Fallon Avenue, said Right of Way line as shown on the Map of Dedication of the Streets and Easement, Town of Siluria, Alabama; thence Northwesterly along said Right of Way line of 3rd Avenue East for 102.44 feet; thence 90 degrees 11 minutes 30 seconds right and run Northeasterly for 123.12 feet; thence 89 degrees 48 minutes 30 seconds right and run Southeasterly for 102.44 feet to a point on the Westerly Right of Way line of Fallon Avenue; thence 90 degrees 11 minutes 30 seconds right and run Southwesterly along said Right of Way line of Fallon Avenue for 123.12 feet to the point of beginning.

Shelby County, AL 08/08/2008
State of Alabama

Deed Tax: \$16.00