

This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
VICTOR A. MALDONADO AND
LINDSAY H. MALDONADO
2632 ALTA VISTA CIRCLE
BIRMINGHAM, AL 35243

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

Value \$10.00

20090414000458300 1/2
Bk: LR200904 Pg: 15685
Jefferson County, Alabama
I certify this instrument filed on:
04/14/2009 12:11:36 PM D
Judge of Probate- Alan L. King

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, VICTOR A. MALDONADO AND LINDSAY H. MALDONADO, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto VICTOR A. MALDONADO AND LINDSAY H. MALDONADO (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson and Shelby County, Alabama to-wit:

LOT 15 AND 16, SURVEY OF ALTADENA VALLEY COUNTRY CLUB SECTOR, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA IN MAP BOOK 66, PAGE 39 AND IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 4, PAGE 71.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2009.
2. Easements, restrictions, covenants and reservations of record.

THE PURPOSE OF THIS DEED IS TO GIVE JOINT SURVIVORSHIP INTO THE GRANTEES.

VICTOR A. MALDONADO AND VICTOR ALLEN MALDONADO ARE ONE AND THE SAME PERSON.

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/(we), have hereunto set my (our) hand(s) and seal(s) this 9TH day of APRIL, 2009.

 (SEAL)
VICTOR A. MALDONADO

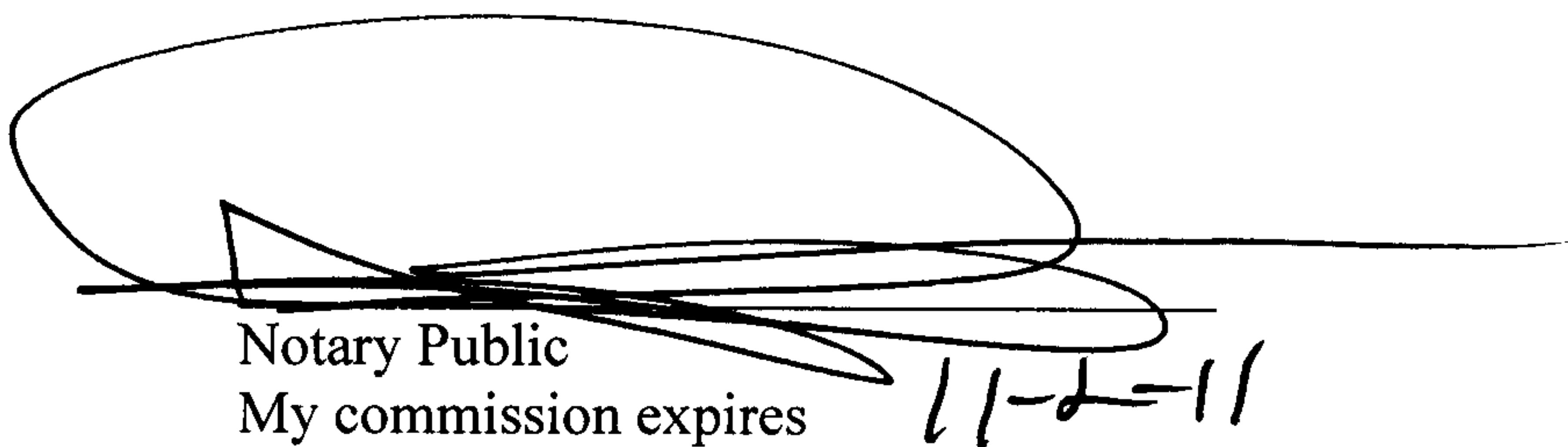
 (SEAL)
LINDSAY H. MALDONADO

STATE OF ALABAMA

JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that VICTOR A. MALDONADO AND LINDSAY H. MALDONADO, HUSBAND AND WIFE whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9TH day of APRIL, 2009.


Notary Public
My commission expires 11-2-11