
20110317000086360 1/3 \$122.50
Shelby Cnty Judge of Probate, AL
03/17/2011 11:43:24 AM FILED/CERT

Return to:

LSI

700 Cherrington Pkwy.

Coraopolis, PA 15108

412-299-4000

APN: 11-7-36-3-000-026.130

Property Address:

118 Hayesbury Lane

Pelham, AL 35124

DEED OF TRUST

8763524

THIS INSTRUMENT PREPARED BY:

Dawn I. McDonald, Attorney at Law

P. O. Box 610348

Birmingham, AL 35261

Deed prepared without opinion or examination of title.

SEND TAX NOTICE TO:

STATE OF ALABAMA

COUNTY OF SHELBY

Appraised Value: \$102,200.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and, and other good and valuable consideration to:

**LUIS SALAZAR and MAYTE SALAZAR,
husband and wife**

(hereinafter called Grantors), in hand paid by:

**LUIS SALAZAR and MAYTE SALAZAR, husband and wife
and**

WILEE ALLEN MILLER and MAITE CILIEZAR MILLER, husband and wife

(hereinafter called Grantee), the receipt whereof is hereby acknowledged, the Grantors hereby grant, bargain, sell and convey to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the survey of final plat of Hayesbury Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of Shelby County, Alabama.

- 1. Subject to County ad valorem taxes for 2010, that are a lien, but not due and payable at this time, and all subsequent years.**
- 2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.**
- 3. Any and all mortgages, liens or judgments of record on the property herein conveyed.**
- 4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.**

Address: 118 Hayesbury Lane, Pelham, AL 35124; Parcel No: 11-7-36-3-000-026.130

TO HAVE AND TO HOLD to 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 survives the other, the entire interest in fee


simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common. Said Grantors do for themselves, their successors and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the
day of _____, 2010.

GRANTORS:


LUIS SALAZAR


MAYTE SALAZAR



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ACKNOWLEDGMENT

State of *Alabama*
County of *Shelby*

Shelby County, AL 03/17/2011
State of Alabama
Deed Tax: \$102.50

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that LUIS SALAZAR and MAYTE SALAZAR, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the *12* day of *July* 20*10*, 2010.

Notary Public 
My commission expires: *12-16-13*