



20120312000083570 1/2 \$112.00
Shelby Cnty Judge of Probate, AL
03/12/2012 10:29:59 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Kevin B. Forbes
Maria Rosa Tapia De Forbes
532 Sheffield Way
Birmingham, AL 35242

DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF CALIFORNIA
LOS ANGELES COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Samuel Magana, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Kevin B. Forbes and Maria Rosa Tapia De Forbes (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 2232, according to the Map of Highland Lakes, 22nd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Instrument # 1996-17543 and amended in Instrument # 1999-31095 and further amended in Instrument # 20040823000471390 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase 1, recorded as Instrument # 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 22, 2012.

WITNESS:

_____(SEAL)

 (SEAL)
Samuel Magana

_____(SEAL)

STATE OF CALIFORNIA
LOS ANGELES COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Magana, a single man, whose name(s) 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 on February 22, 2012.

PLEASE SEE ATTACHMENT

NOTARY PUBLIC

My commission expires: JUNE 12, 2013

Shelby County, AL 03/12/2012
State of Alabama
Deed Tax: \$97.00

ALL-PURPOSE ACKNOWLEDGMENT



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State of California

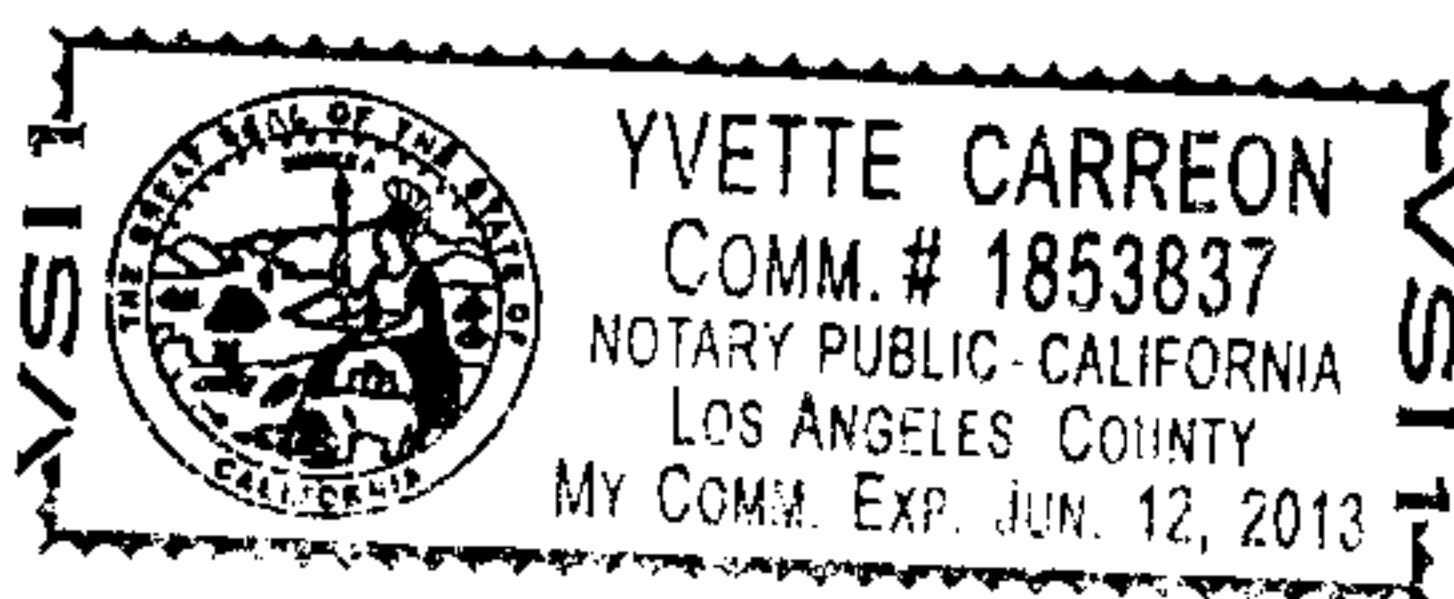
County of LOS ANGELES

} SS.

On FEBRUARY 22, 2012, before me, YVETTE CARREON, NOTARY PUBLIC,
DATE

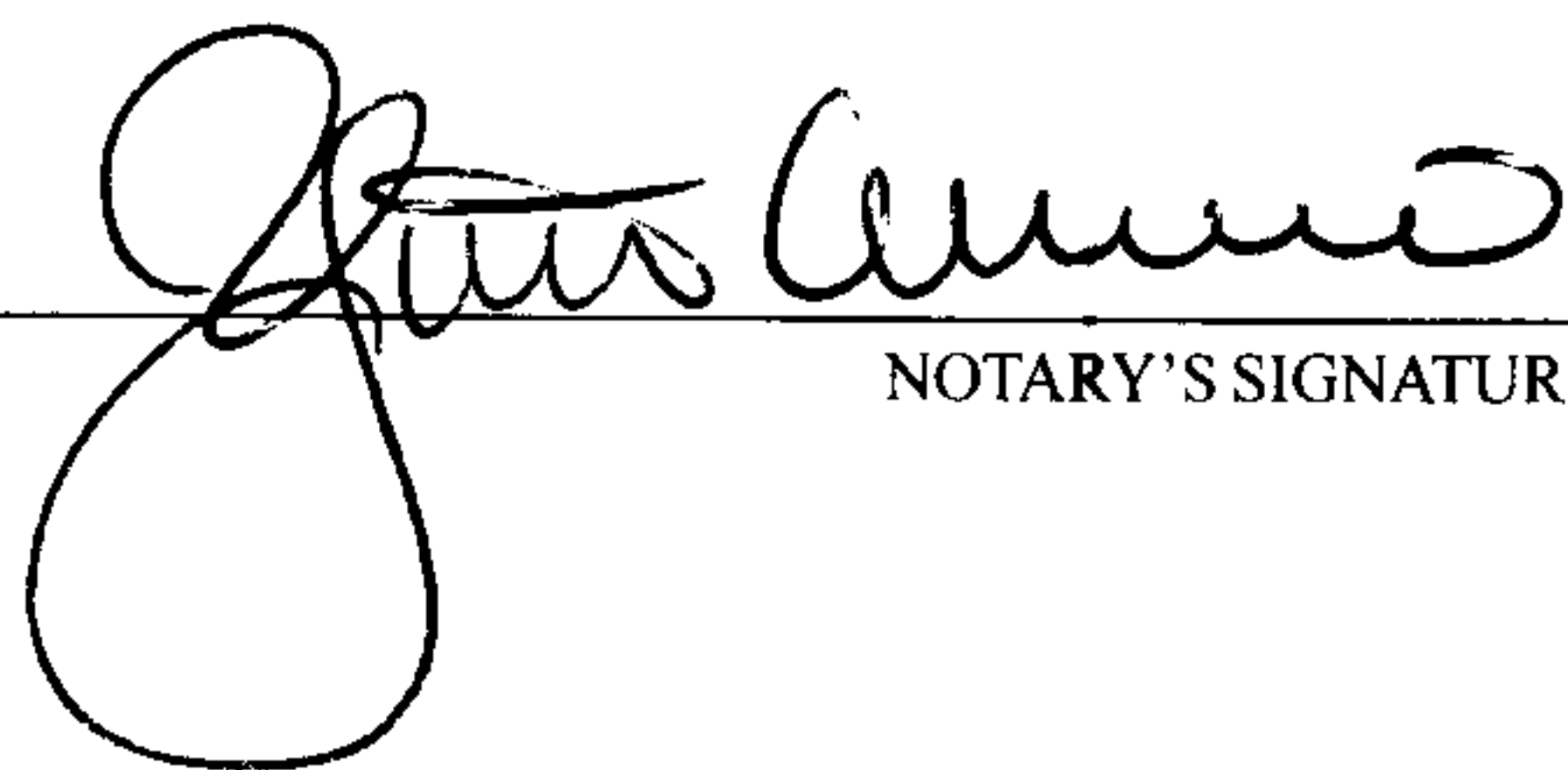
personally appeared SAMUEL FELIX MAGANA -----, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

TITLE OR TYPE OF DOCUMENT

ONE (1)

NUMBER OF PAGES

02-22-2012

DATE OF DOCUMENT

N/A

OTHER

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

