

This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICE TO:
DAGOBERTO GOMEZ

4770 Sandpiper Ln.
Birmingham, AL
35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20120605000196200 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
06/05/2012 08:36:42 AM FILED/CERT

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax: \$10.00

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two Hundred Thousand Dollars and no/100 Dollars (\$200,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Mitchell B. Whitaker, Jr., a single man and Sonya D. Whitaker, a single woman** (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Dagoberto Gomez and Veronica Sandoval** (herein referred to as "Grantees"), all of their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 55, ACCORDING TO THE MAP AND SURVEY OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to all restrictions of record in the Probate Office of SHELBY County, Alabama.

The property address is: 4770 SANDPIPER LANE BIRMINGHAM, AL 35244.

A mortgage in the amount of \$190,0000.00 is being recorded simultaneously herewith.

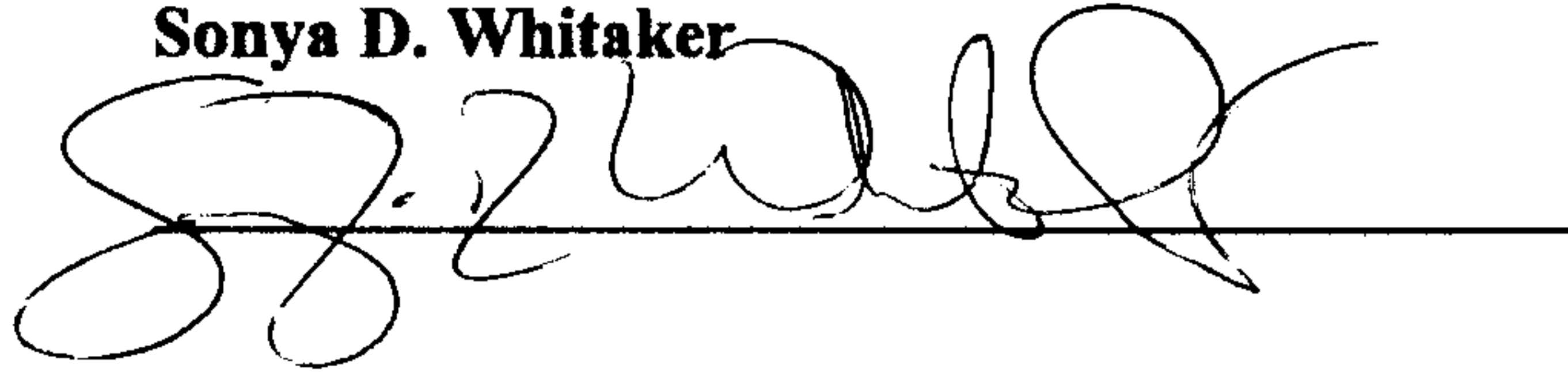
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

TO HAVE AND TO HOLD unto 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 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.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, this 25 day of May, 2012.

Sonya D. Whitaker



STATE OF Colorado
Jefferson **COUNTY**

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sonya D. Whitaker**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal this 25 day of May, 2012.



Notary Public

My Commission Expires: 10/1/2013



20120605000196200 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, this 29th day of May, 2012.

Mitchell B. Whitaker



STATE OF Alabama
Jefferson COUNTY


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mitchell B. Whitaker**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal this 29th day of May, 2012.


Notary Public

My Commission Expires: ~~My Commission Expires~~
September 22, 2013


20120605000196200 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
06/05/2012 08:36:42 AM FILED/CERT