

Tax notice to: Sam Ramirez, 261 Miller Circle, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thousand and no/100 (\$300,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

John T. Maloney and his wife Nell Maloney. whose mailing address is:

830 GRAYSTONE HIGHLANDS DR. BHAM 35242

(herein referred to as grantor whether one or more), grant, bargain, sell and convey unto **Sam Ramirez and Stacy Ramirez, whose mailing address is:**

261 Miller Circle, Pelham, Al. 35124

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated Shelby County, Alabama, the address of which is 261 Miller Circle, Pelham, Al. 35124 to-wit

:
Lot 5, according to the Survey of Indian Ridge Estates, as recorded in Map Book 6, page 44 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$276,831.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 30th day of November, 2012.

John T. Maloney (Seal)
JOHN T. MALONEY

Nell Maloney (Seal)
NELL MALONEY

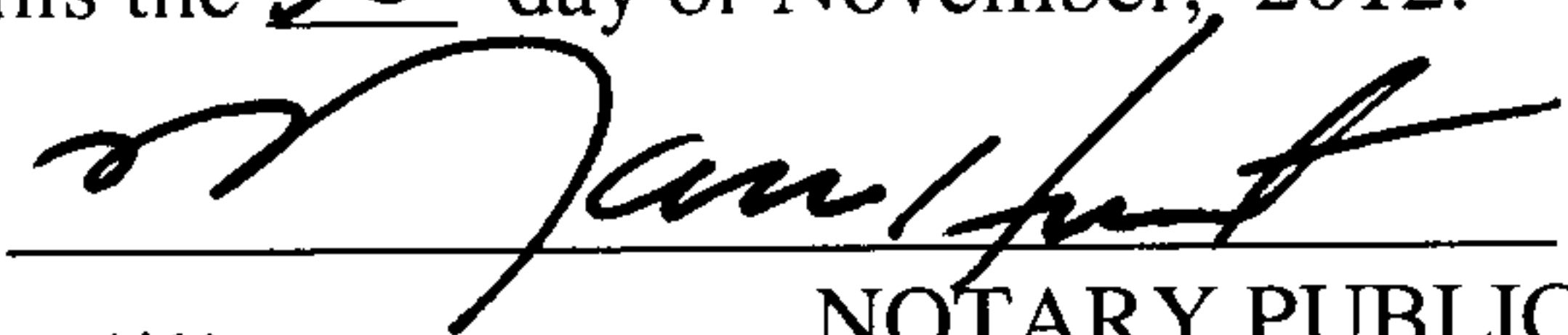
Shelby County, AL 12/04/2012
State of Alabama
Deed Tax: \$23.50


20121204000463450 1/2 \$38.50
Shelby Cnty Judge of Probate, AL
12/04/2012 02:18:42 PM FILED/CERT

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John T. Maloney and his wife Nell Maloney, 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.

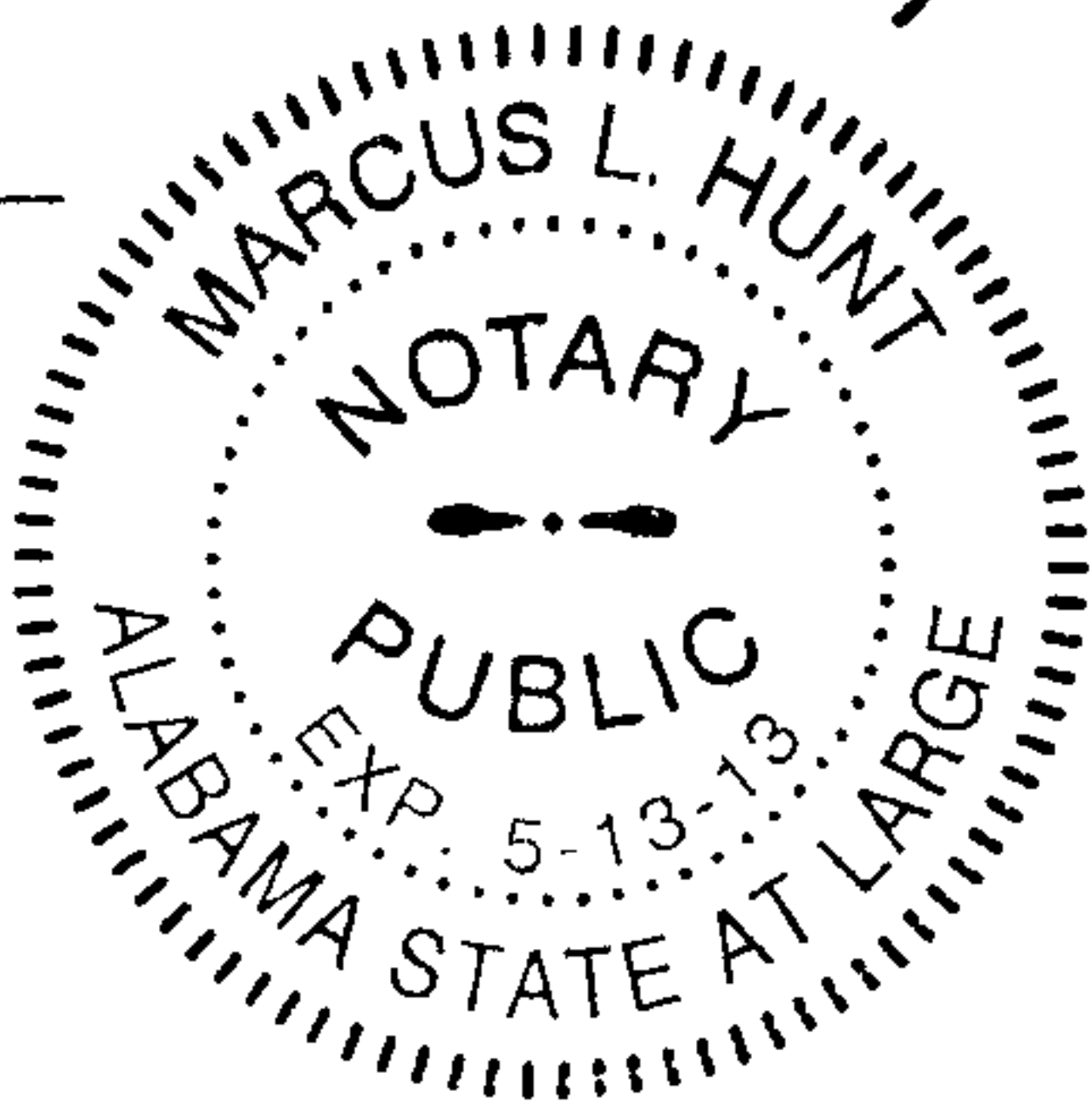
Given under my hand and official seal this the 30th day of November, 2012.



NOTARY PUBLIC

My commission expires:

5/13/13



20121204000463450 2/2 \$38.50
Shelby Cnty Judge of Probate, AL
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