

Send tax notice to:  
Antonio and Juana Chavez  
1316 2nd Avenue, S.W.  
Alabaster, AL 35007

This instrument prepared by:  
James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Seven Thousand and no/100 Dollars (\$87,000.00) in hand paid to the undersigned Dustih R. Schlagel and wife, Laura J. Schlagel, (hereinafter referred to as the "Grantors") by Antonio Chavez and wife, Juana Chavez, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1997.
2. 35 foot minimum building line along South side of lot as shown by recorded map.
3. Restrictive covenants as set forth in and as shown by recorded map.
4. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.

04/14/1997-11376  
09:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.50

Inst # 1997-11376


(\$ 85,020.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31<sup>st</sup> day of March, 1997.

  
DUSTIN R. SCHLAGEL

  
LAURA J. SCHLAGEL

STATE OF ARIZONA

Moave COUNTY

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)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dustin R. Schlager and wife, Laura J. Schlager, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of March, 1997.

Ann Weaver

Notary Public

[NOTARIAL SEAL]

My Commission expires: 7-17-97

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