DIEVER DELIGY MOSS & CONDON, LLC 300 UNION HILL DRIVE, SUITE 200 BIRMINGHAM, AL 35209

Shelby Cnty Judge of Probate, AL 05/18/2004 14:52:00 FILED/CERTIFIED

This instrument was prepared by: David P. Condon Moss & Condon, L.L.C. 300 Union Hill Drive, Suite 200 Birmingham, Alabama 35209

Send tax notice to: Jeri Evans 107 Brisstol Lane Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Ninety-Two Thousand and 00/100 Dollars (\$292,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

AlejandroRamonell and his wife Jennifer Ramonell

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jeri Evans

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

> Lot 739, according to the Survey of Highland Lakes, 7th Sector, as recorded in map Book 20, page 58 A, B & C, in the Probate Office of Shelby County, Alabama.

\$233,600.00 of the proceeds come from a mortgage recorded simultaneously herewith.

(1)

Subject to:

- 2004 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and (2)
- (3)easements, rights-of-way, restrictions, covenants encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 12th day of May, 2004.

AlejandroRamonell

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that AlejandroRamonell and Jennifer Ramonell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2004 PUBLIC

Notary Public: David Q. Condon

My Commission Expires: 2472