

PLEASE RETURN TO:  
MOSS & CONDON, LLC  
300 UNION HILL DRIVE, SUITE 200  
BIRMINGHAM, AL 35209

20040803000428830 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
08/03/2004 08:24:00 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:  
Molly Stewart  
9358 Brook Forest Circle  
Helena, Alabama 35080

## WARRANTY DEED

STATE OF ALABAMA )  
:  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Twenty-Two Thousand Nine Hundred and 00/100 Dollars (\$122,900.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Adalberto Medrano and his wife Carmen Rosa Medrano**

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

**Molly Stewart**

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

**Lot 27-A, according to the Survey of Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.**



\$122,035.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2004 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and 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.

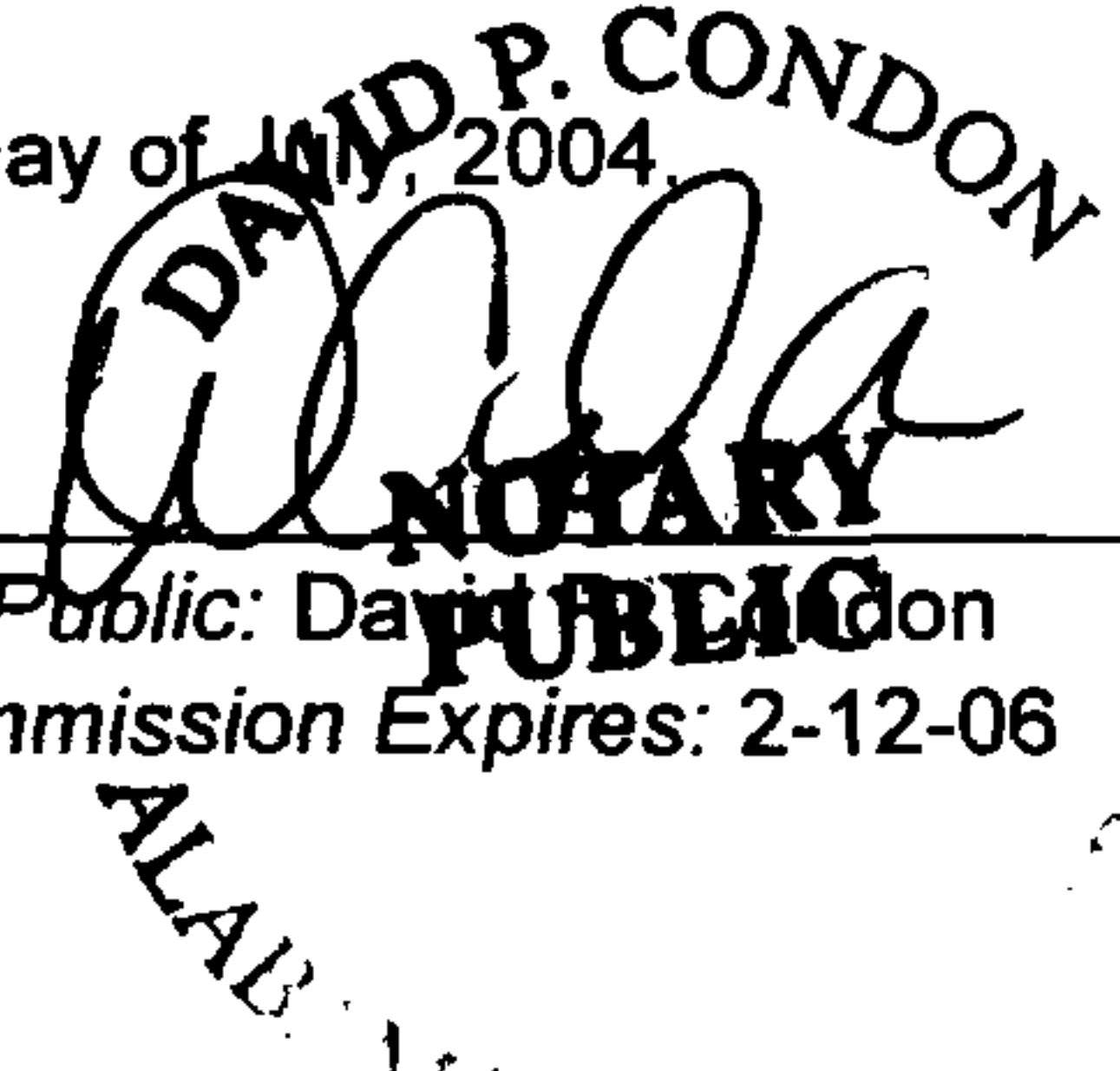
IN WITNESS WHEREOF, we have set our hands and seals, this 22nd day of July, 2004.

 (Seal)  (Seal)  
Adalberto Medrano Carmen Rosa Medrano

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Adalberto Medrano and Carmen Rosa Medrano 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 22nd day of July, 2004.

  
Notary Public: David P. Condon  
My Commission Expires: 2-12-06