



20040805000438610 Pg 1/2 23.50  
Shelby Cnty Judge of Probate, AL  
08/05/2004 11:48:00 FILED/CERTIFIED

Send tax notice to:

Lorrie Roberts  
6221 Victoria Drive  
Pelham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

BHM 0418107

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty One Thousand Five Hundred and 00/100 Dollars (\$181,500.00) in hand paid to the undersigned, Fred R. DeLeon Jr. and Lisa D. DeLeon, husband and wife (hereinafter referred to as "Grantor") by Lorrie Roberts (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF VALLEY STATION, SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$172,425.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

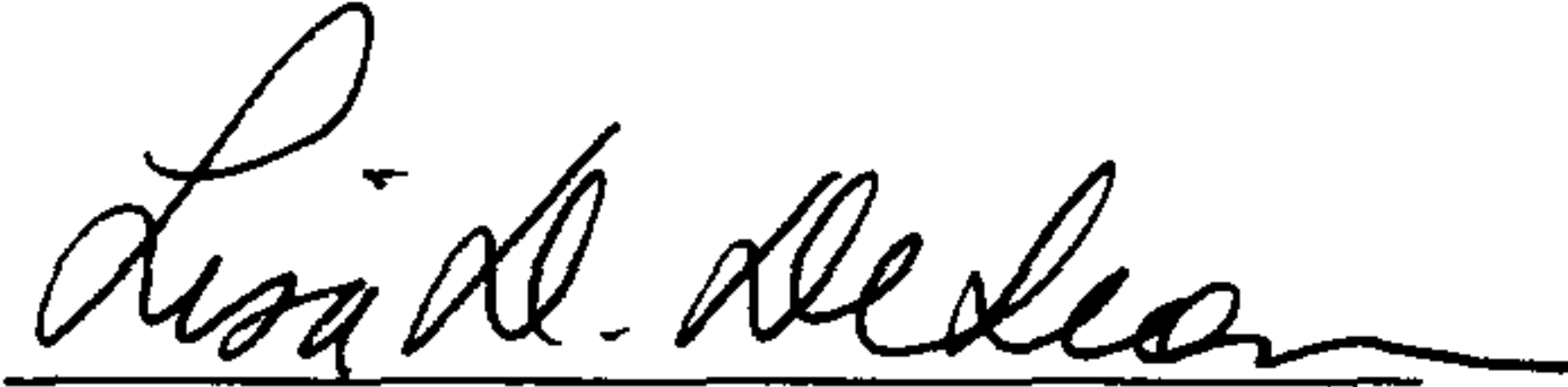
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the  
30TH day of JULY, 2004.



Fred R. DeLeon Jr.



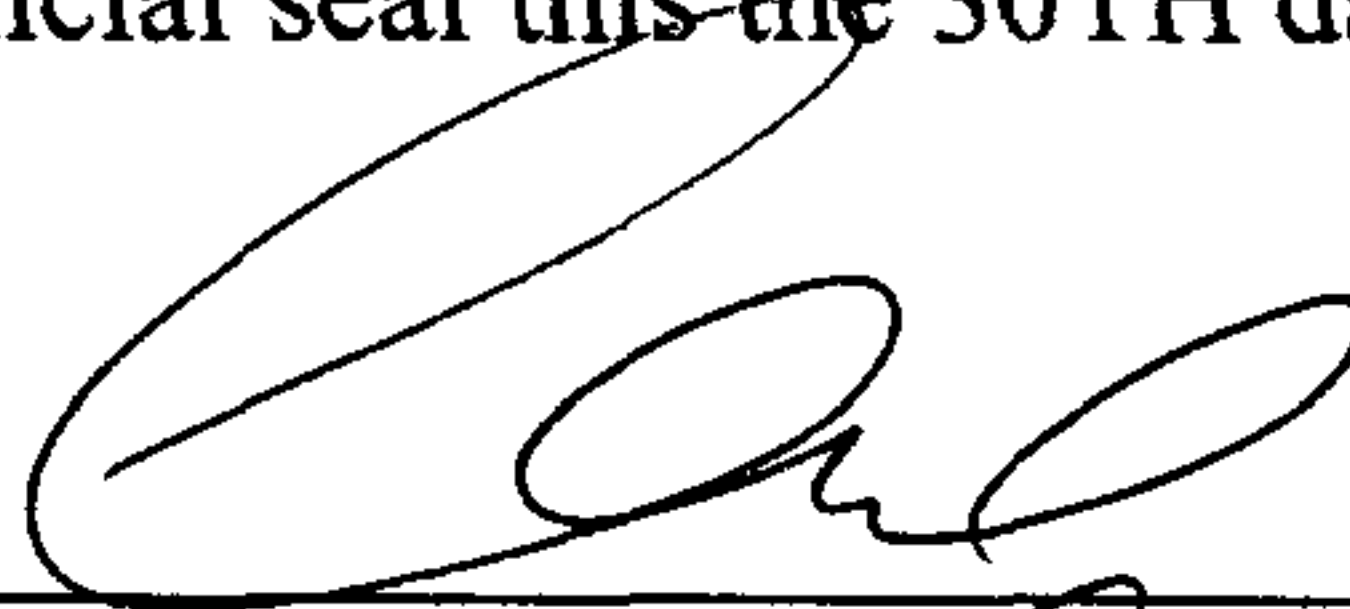
Lisa D. DeLeon

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Fred R. DeLeon Jr. and Lisa D. DeLeon, husband and wife, 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 said instrument, they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30TH day of JULY, 2004.

(Notary Seal)



Notary Public

Print Name:

Commission Expires:

Charles D. Stewart, Jr.

4-13-08