

Send tax notice to:

Lucrecia Media

Javier Taborda

524 Creekview Lane

Pelham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

BHM04/7478

STATE OF ALABAMA

COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars (\$123,500.00) in hand paid to the undersigned Matthew Hall and Stephanie D. Hall, Husband and Wife, (hereinafter referred to as Grantors") by Lucrecia Medina and Javier Taborda (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, 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 6, Block 2, according to the Map and Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$98,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their heirs and assigns, covenant with 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 shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Matthew Hall and Stephanie D. Hall hereunto set their signature(s) and seal(s) on December 27, 2004.

Matthew Hall
Matthew Hall

Stephanie D. Hall
Stephanie D. Hall

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Hall and Stephanie D. Hall, Husband and Wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of December, 2004.

(NOTARIAL SEAL)

Charles D. Stewart Jr.
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08

