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2005010500003830 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
01/05/2005 08:21:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JEREMY R. CASTILLO
102 MOUNTAIN PKWY
ALABASTER, AL 35114

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$130,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JUSTIN SNEAD and CHRISTINE SNEAD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEREMY R. CASTILLO, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20 ACCORDING TO THE SURVEY OF WOODLAND HILLS FIRST PHASE FIFTH SECTOR AS RECORDED IN MAP BOOK 7, PAGE 152 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN MISC. BOOK 31, PAGE 490.
3. TRANSMISSION LINE PERMIT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 107, PAGE 526.
4. EASEMENTS TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 321, PAGE 911.
5. A 35 FOOT BUILDING SETBACK FROM MOUNTAIN PARKWAY AND A 10 FOOT EASEMENT ALONG THE REAR AND SOUTHERLY LOT LINES NOTES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.

\$126,585.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JUSTIN SNEAD and CHRISTINE SNEAD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of December, 2004.


JUSTIN SNEAD


CHRISTINE SNEAD

STATE OF ALABAMA)
COUNTY OF SHELBY)

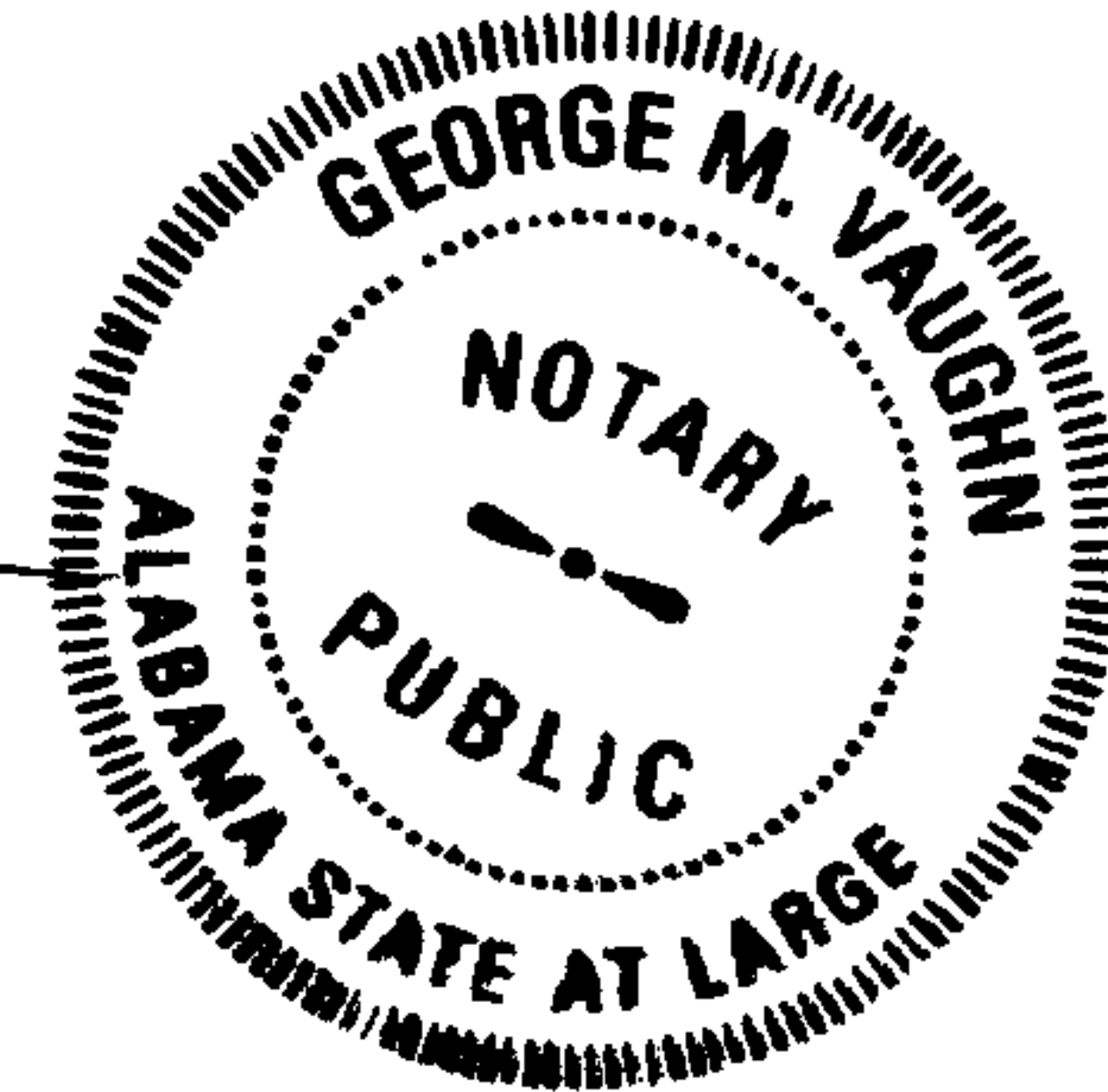
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JUSTIN SNEAD, CHRISTINE SNEAD whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of December, 2004.



Notary Public



My commission expires: 9.29.06