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This instrument was prepared by:

Domingo Portillo Ochoa

., Alabama 35080

Send Tax Notice To: Mario A. Portillo

1670 Old Cababa Ct.
Helena, AL 35080

20060712000335220 1/1 $16.50
Shelby Cnty Judge of Probate, AL
07/12/2006 12:45:23PM FILED/CERT

WARRANTY DEED-

STATE OF ALABAMA

}

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty One Thousand dollars and Zero cents ($161,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Domingo Portillo Ochoa and wife, Hilda Ochoa, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mario A. Portillo, a _____ person (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 325, according to the map and survey of Old Cahaba, Oak Ridge Sector, 1st Addition as recorded in map book 25, Page 60 in the Office of the Judge of Probate of Shelby County, Alabama.

$155,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith

Shelby County, AL 07/12/2006
State of Alabama

Deed Tax:$5.50

TO HAVE AND HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19 day of June, 2006.

_____ (SEAL) Domingo Portillo Ochoa (SEAL)

_____ (SEAL) Hilda Ochoa (SEAL)

STATE OF ALABAMA

}

SHELBY COUNTY

General Acknowledgment

I, _____, a Notary Public in and for the said County, in said State, hereby certify that Domingo Portillo Ochoa and wife, Hilda Ochoa whose name(s) 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 hands and official seal this 19 day of June, 2006.

JOHN MICHAEL ALDRIDGE
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

_____, Notary Public