20061011000502250 1/1 $12.00
Shelby Cnty Judge of Probate,AL
10/11/2006 11:17:35AM FILED/CERT

SEND TAX NOTICE TO: CARMEN G. LOPEZ
556 REACH DRIVE
BIRMINGHAM, AL. 35242

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $174,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **JOHN G. MAYS and DEANA R. MAYS, HUSBAND AND WIFE,** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **CARMEN G. LOPEZ, A MARRIED INDIVIDUAL,** (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 47, ACCORDING TO THE FINAL PLAT OF NARROWS REACH, PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 58A AND 58B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS INSTRUMENT #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION".
$174,500.00 of the purchase price received above was paid from a first and second purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of September, 2006.

WITNESS:

_____

_____

_____ (L.S.)
JOHN G. MAYS

_____ (L.S.)
DEANA R. MAYS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that JOHN G. MAYS and DEANA R. MAYS, HUSBAND AND WIFE, 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 hand official seal this 27th day of September, 2006.

_____
Notary Public
My commission expires:
CHRISTOPHER P MOSELEY
MY COMMISSION EXPIRES 10/07/09

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243