

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

That in consideration of \$210,000.00 [Two Hundred Ten Thousand and no/100s] to the undersigned Grantors, Bharat K Patel and Sheila B Patel, husband and wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Mauricio Rodriguez and Maria A Rodriguez, husband and wife, in fee simple, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

145 Longfeather Lane, Alabaster, AL 35007

Lot 39, according to the survey of Apache Ridge, Sector 6, as recorded in Map Book 17 Page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Parcel ID# 13-7-35-2-005-039.000-RR-00

SUBJECT TO 1<sup>st</sup> mortgage in the amount of \$168,000.00 [ One Hundred Sixty Eight Thousand and no/100s]

SUBJECT TO 2<sup>nd</sup> mortgage in the amount of \$42,000.00 [Forty Two Thousand and no/100s]

SUBJECT TO rights or claims of parties in possession not shown by public records, any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records, any lien for services, labor or materials in connection with improvements, repairs or renovations not shown by the public records, any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that was previously under water, taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, any mineral or mineral rights leased, granted or retained by prior owners, taxes for the current year and subsequent years, not yet due and payable, Plantation Pipe Line Easement along rear lot line as per plat, right of way to Shelby County as recorded in Deed Book 256, Page 868 and Deed Book 271, Page 270 in the Office of the Judge of Probate of Shelby County, Alabama, Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument 1993-39988 in the Probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns



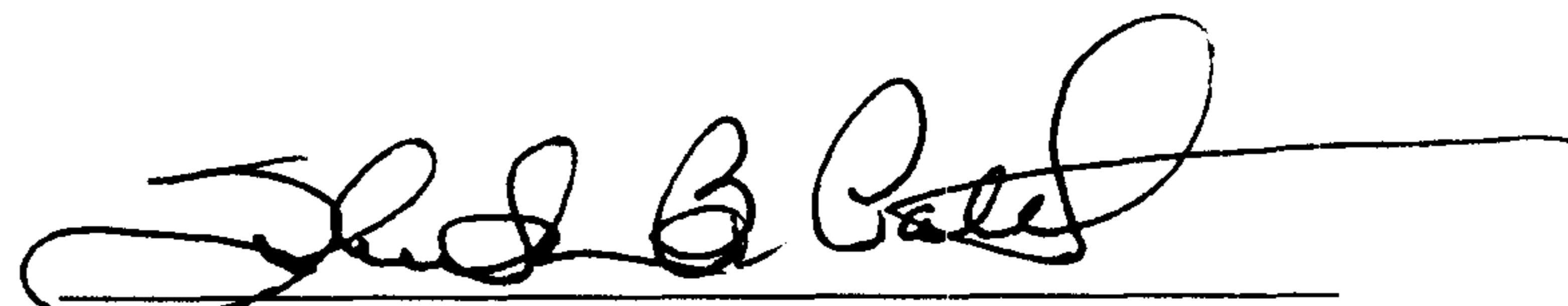


20061023000522910 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/23/2006 04:00:46PM FILED/CERT

shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, Bharat K Patel and Sheila B. Patel, husband and wife, who is/are authorized to execute this conveyance, have hereto set their signature and seal, this the 18 day of October, 2006.

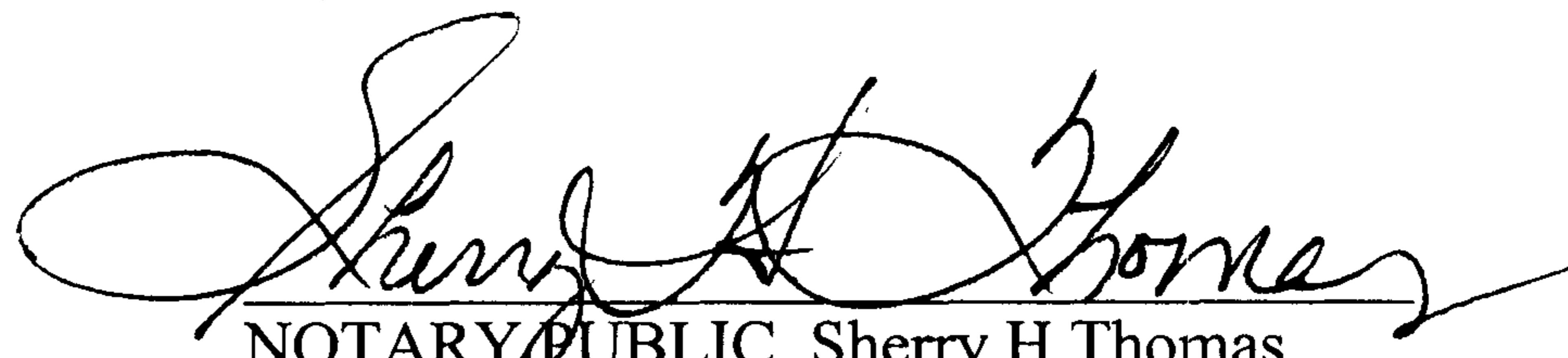
  
GRANTOR, Bharat K Patel

  
GRANTOR, Sheila B Patel

STATE of ALABAMA  
COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bharat K Patel and Sheila B. Patel, husband and wife, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18 day of October, 2006.

  
NOTARY PUBLIC, Sherry H Thomas  
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:  
Law Office of Sherry H Thomas, LLC  
Chase Commerce Park, Suite 109  
3821 Lorna Road  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
Mr. & Mrs. Mauricio Rodriguez  
145 Longfeather Lane  
Alabaster, AL 35007