

This instrument prepared by:
R. Timothy Estes
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Stuart J. Norwood, Jr.
1429 Adams Street
Pelham, AL 35124



20080103000003720 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
01/03/2008 02:50:01PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Sixty-two Thousand Six Hundred Fifty and 00/100 Dollars (\$162,650.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Roberto Luna and Josefa D. Luna, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Stuart J. Norwood, Jr.

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 4, according to the Survey of Amended Map of Brookfield Third Sector, as recorded in Map Book 6, Page 41, in the Probate office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

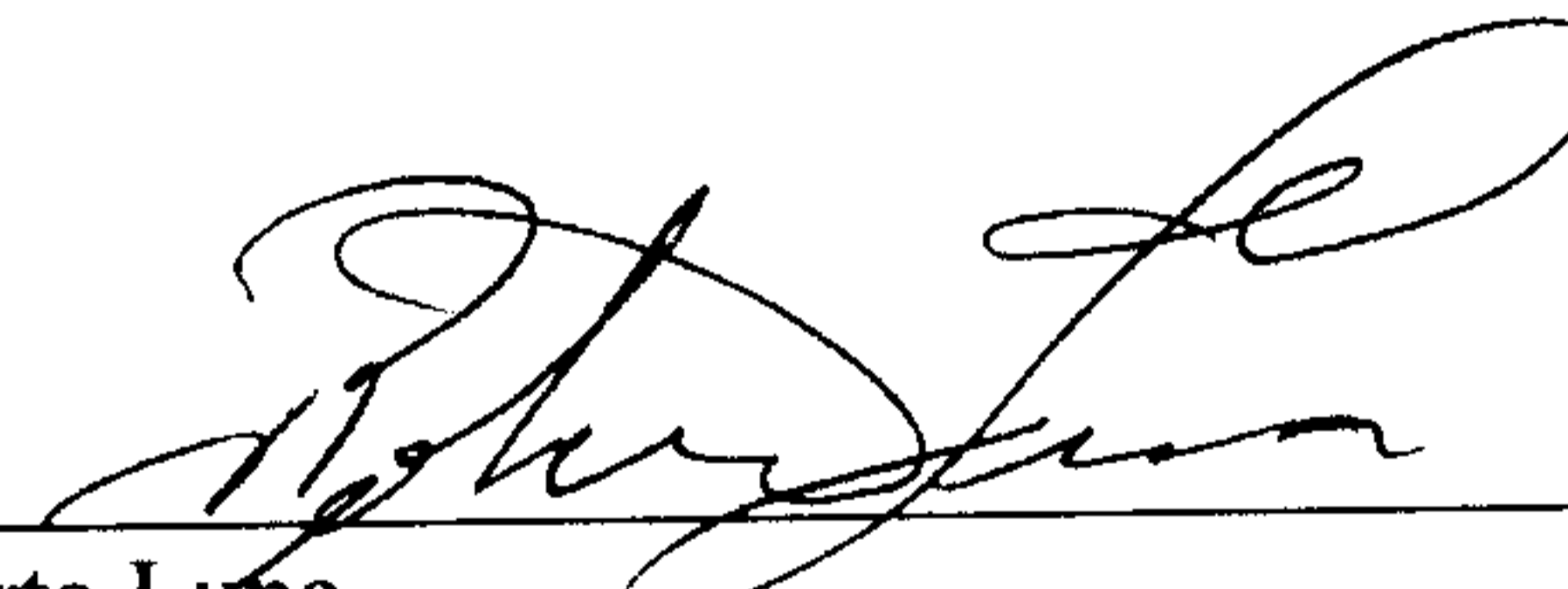
\$160,136.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

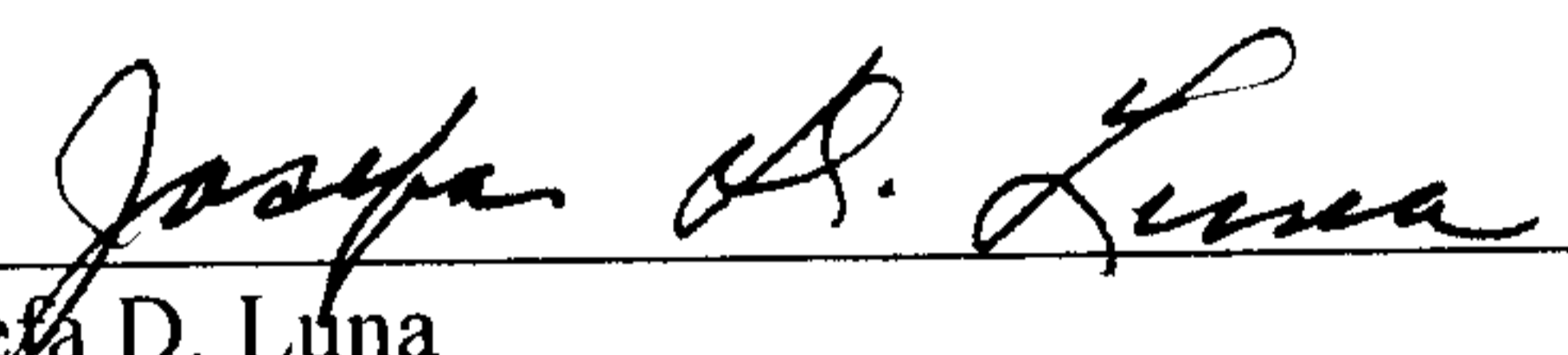
TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, his, her, its, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set his, her or their signature(s) and seal(s), this the 26th day of **December, 2007**.

 (Seal)
Roberto Luna

 (Seal)
Josefa D. Luna

STATE OF ALABAMA)

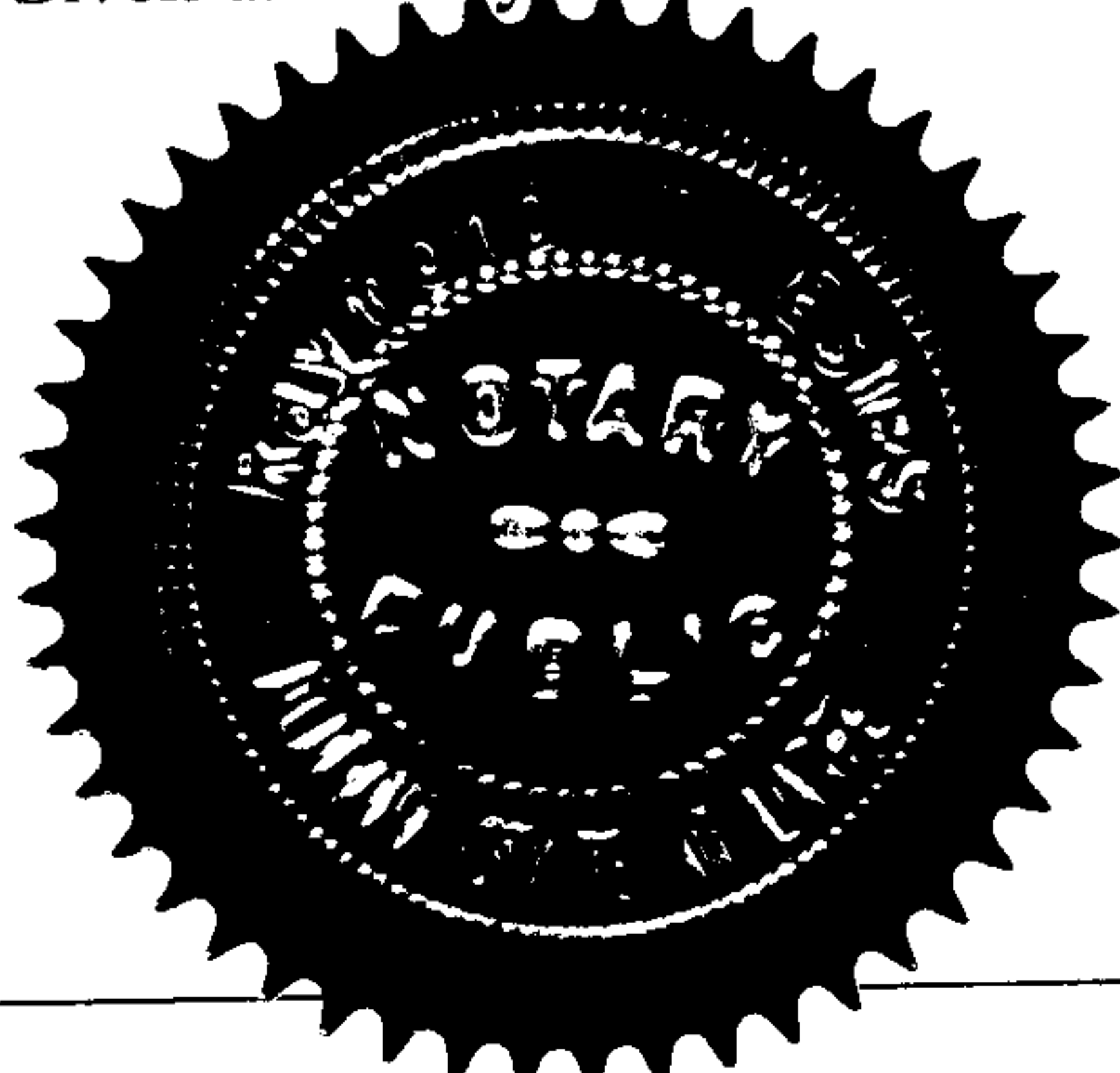
Shelby County, AL 01/03/2008
State of Alabama

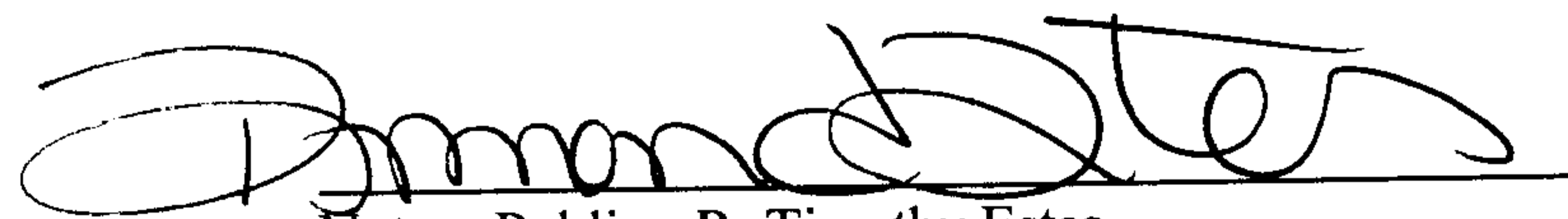
COUNTY OF JEFFERSON)

Deed Tax: \$2.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roberto Luna and Josefa D. Luna, whose name(s) 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 and official seal this 26th day of **December, 2007**.




Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011