

This instrument was prepared by:  
Wallace, Jordan, Ratliff & Brandt, LLC  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notice To:  
Steve Ellis  
P.J. Ellis  
  
1169 Haven Road  
Birmingham, AL 35242

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )     **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of \$349,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Frederick P. Valdez and Colleen Valdez, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steve Ellis and P.J. Ellis, husband and wife (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:


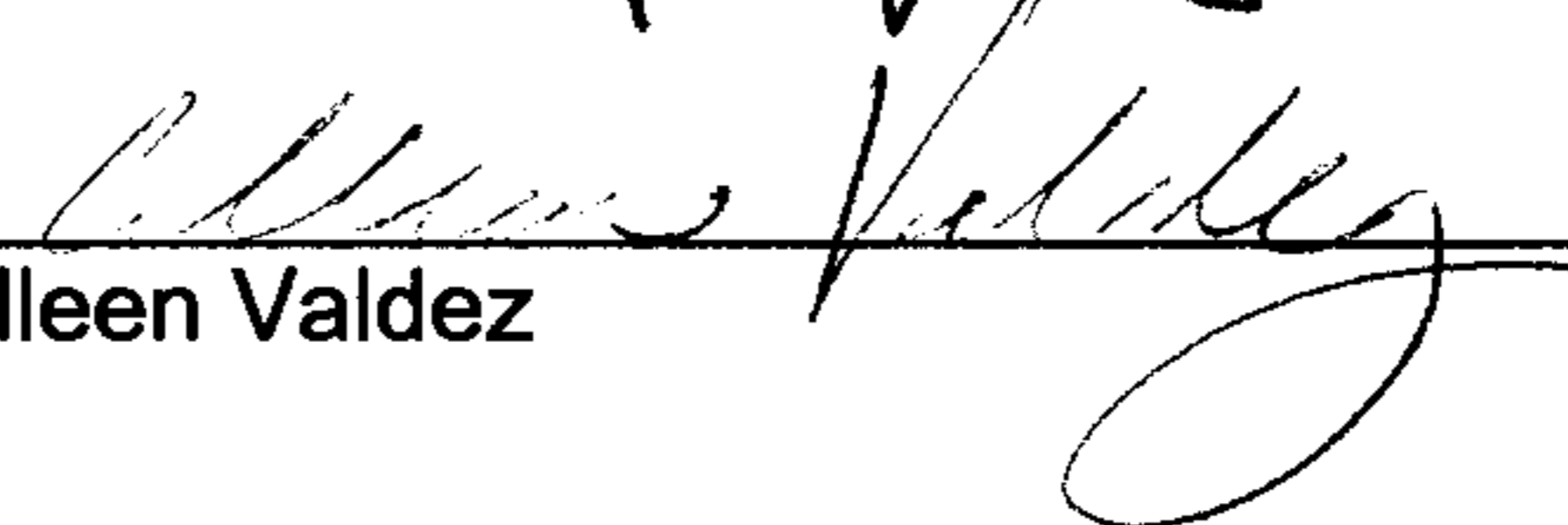
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, 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 persons.

Note; \$318,183.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

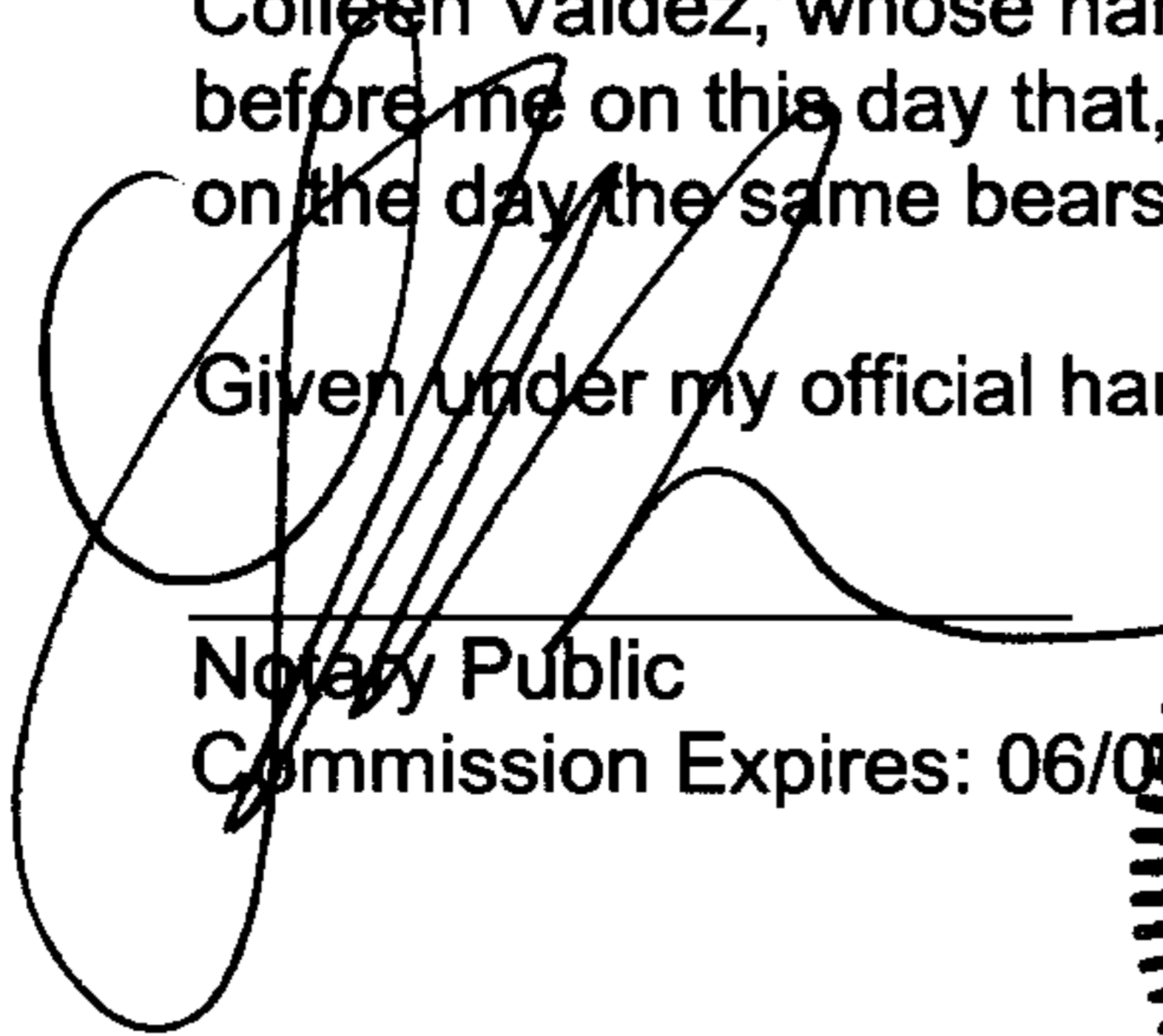
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 17th day of September, 2010.

  
\_\_\_\_\_  
Frederick P. Valdez  
  
\_\_\_\_\_  
Colleen Valdez

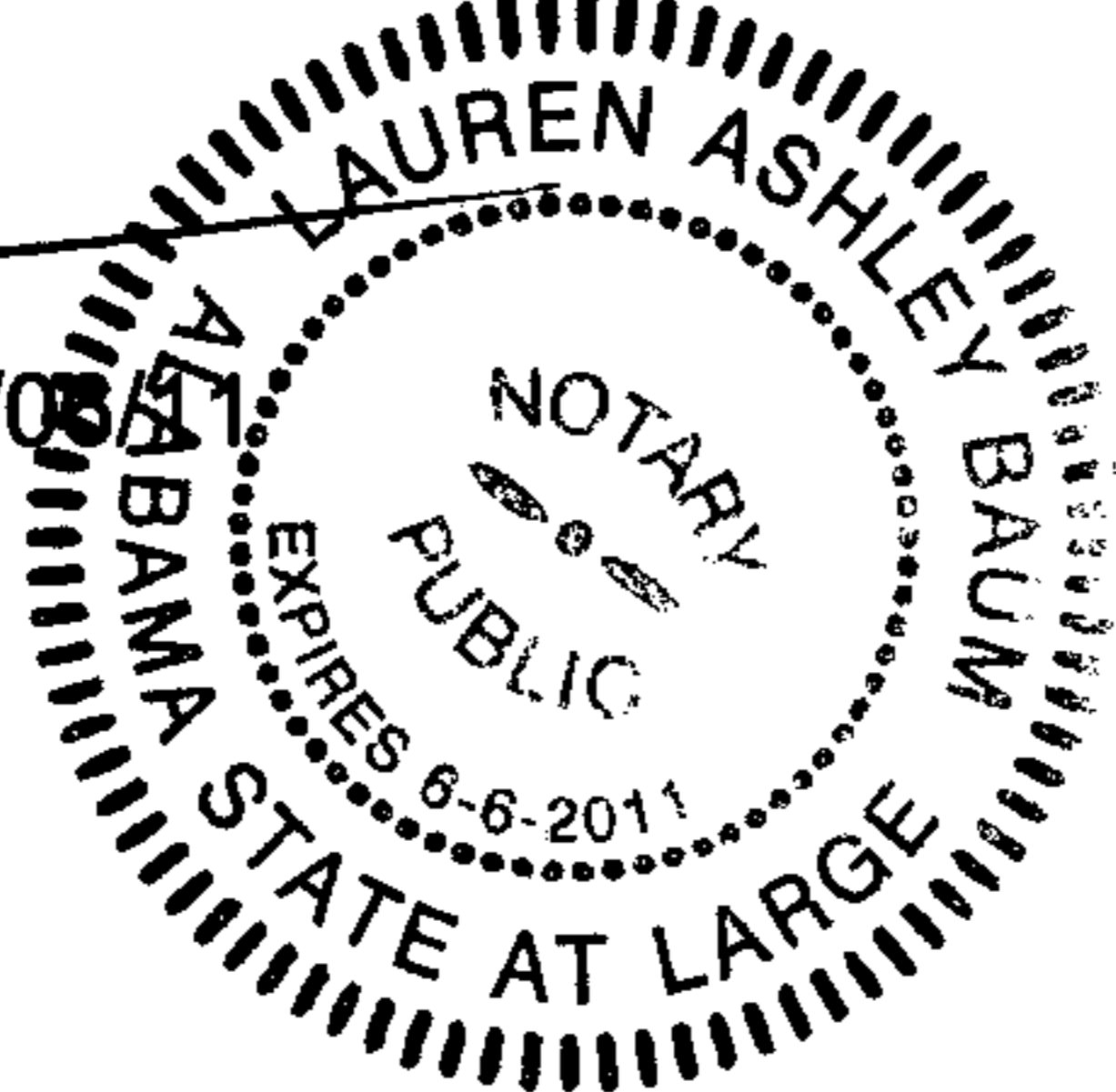
State of Alabama  
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Frederick P. Valdez and Colleen Valdez, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of September, 2010.



Notary Public  
Commission Expires: 06/08/2011




Shelby County, AL 10/04/2010  
State of Alabama  
Deed Tax : \$31.00



20101004000326260 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
10/04/2010 02:28:00 PM FILED/CERT

**EXHIBIT "A"**  
**Legal Description**

Lot 35, according to the Survey of The Haven at Greystone, 2nd Sector, as recorded in Map Book 32, Pages 96 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

  
20101004000326260 2/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
10/04/2010 02:28:00 PM FILED/CERT