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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRAYAN E. ZAPATA
90 DUNWAR DRIVE
CALERA, AL 35040

Inst # 1999-37907

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/09/1999-37907
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 11.50

WARRANTY DEED

Know All Men by These Presents: That in consideration of **SEVENTY TWO THOUSAND** and 00/100 (\$72,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GRADY PATTON, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRAYAN E. ZAPATA, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, BLOCK 1, ACCORDING TO THE SURVEY OF DUNWAR ESTATES SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 154 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED BOOK 216 PAGE 926 IN PROBATE OFFICE.
3. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL BY INSTRUMENT(S) RECORDED IN DEED BOOK 184 PAGE 174 IN PROBATE OFFICE.
4. EASEMENT(S) TO TOWN OF CALERA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 343 PAGE 134 IN PROBATE OFFICE.

\$71,626.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GRADY PATTON, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of August, 1999.

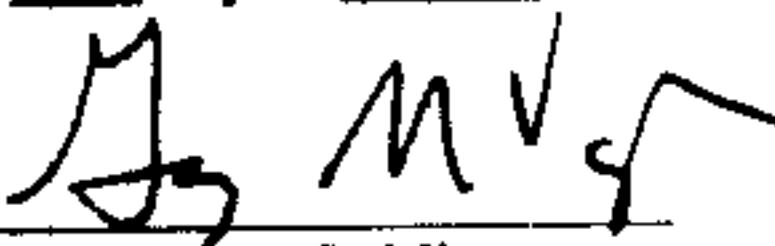
*GRADY PATTON, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, TOMMY SNOWDEN*
GRADY PATTON, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, TOMMY SNOWDEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that TOMMY SNOWDEN, whose name as Attorney in Fact for GRADY PATTON, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 27TH day of AUGUST, 1999.



Notary Public

My commission expires: 9.29.02

Inst # 1999-37907

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