

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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Suite 150  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

LAURA MEDINA  
2569 WOODFERN CIRCLE  
HOOVER, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-52253

12/29/1999-52253  
10:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 12.00

### WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE THOUSAND DOLLARS and 00/100 (\$1,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CARLOS MEDINA AND LAURA MEDINA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LAURA MEDINA, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

**LOT 3207, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 32ND ADDITION, AS RECORDED IN MAP BOOK 14, PAGE 53 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**



#### SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 10 foot Easement on rear; 7 1/2 foot easement on Southwest and easement of varying widths on South corner, as shown by recorded map.
3. Restrictions, mineral and mining rights and rights incident thereto and release of damages recorded in Real 303, page 362, in the Probate Office of Shelby County, Alabama.
4. Restrictions or Covenants recorded in Misc. Volume 14, page 536; and amended by Misc. Volume 17, page 550 and by Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 311, page 692 and Instrument 1992-8439, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Real 306, page 135, in the Probate Office of Shelby County, Alabama.
7. Amended Restrictions appearing of record in Instrument 1992-26564, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of record in Real 311, page 692, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1992-8439, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, CARLOS MEDINA AND LAURA MEDINA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of September, 1999.

  
CARLOS MEDINA  
  
LAURA MEDINA

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CARLOS MEDINA AND LAURA MEDINA, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of September, 1999.

  
Notary Public  
My commission expires: 05/03/2002

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