

WARRANTY DEED

SEND TAX NOTICE TO:
David Seymour
152 Broadmoor Lane
Alabaster, AL 35007

THE STATE OF Alabama
COUNTY OF Jefferson }

THIS WARRANTY DEED, made and entered into on this, the 28th day of October, 2000, by and between Juan M. Castaneda and Jamie Sue Castaneda, husband and wife, as part ies of the first part, and David Seymour and Emma C. Seymour

as part ies of the second part;

\$ 209,400⁰⁰

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part ies of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said part ies of the second part, as joint tenants with right of survivorship,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 438, according to the Survey of Weatherly Broadmoor Abbey - Sector 25, as recorded in Map Book 21, page 1, in the Probate Office of Shelby County, Alabama. \$157,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part ies of the second part,

AND THE SAID part ies of the first part hereby covenant with and represent unto the said part ies of the second part, theirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2000 which are due and payable October 1, 2000 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part ies of the second part, theirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set our hand s and seal s on the day and year first above written.

Juan M. Castaneda (Seal)

Jamie Sue Castaneda (Seal)

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Juan M. Castaneda & Jamie Sue Castaneda whose names are 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 seal this the 28th day of October, 2000.

Charles A. Fleming (Seal)
Notary Public

MY COMMISSION EXPIRES MAY 17, 2002

Prepared by: Sue Wandersee, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 2000-41779

12/05/2000-41779
10:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 63.50