

FRS File No.: 328048

Customer File No.: 200301114

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Gerald E. Madrid and Teresa E. Madrid, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **National Residential Nominee Services Inc.**

(herein referred to as GRANTEE), GEM heirs and assigns,

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

Lot 1247, according to the Map of Highland Lakes, 12th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 26, page 137, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

Subject to current taxes, easements and restrictions of record.

For ad valorem tax appraisal purposes only, the address of the property is 1018 Ashmore Lane, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, GEM heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, GEM heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, GEM heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, GEM heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 5th day of February, 2003.

Gerald E. Madrid (Seal)
Gerald E. Madrid

Teresa E. Madrid (Seal)
Teresa E. Madrid

THE STATE OF At Texas
COUNTY OF Denton }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald E. Madrid
MARRIED (fill in marital status) whose name is signed to
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 5 day of February, 2003.

Patricia A. Murrey (Seal)
Notary Public

THE STATE OF Texas
COUNTY OF Denton }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Teresa E. Madrid
MARRIED (fill in marital status) whose name is signed to
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 5 day of February, 2003.

Patricia A. Murrey (Seal)
Notary Public

This document prepared by: Terry Hembree, Title Specialist, 16000 Dallas Parkway, 4th Floor, Dallas, TX 75248