

This instrument was prepared by


D.M. Samsil, Attorney
P O Box 610369
Birmingham, AL 35261

Send Tax Notices To:

Raul and Daysi Gutierrez
117 Forest Parkway
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20030905000594530 Pg 1/1 29.50
Shelby Cnty Judge of Probate, AL
09/05/2003 11:08:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Thousand Five Hundred and No/100 Dollars (\$130,500.00) to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Walter Beard and wife, Bertha Beard (herein referred to as grantors) do grant, bargain, sell and convey unto Raul H. Gutierrez and wife, Daysi E. Gutierrez, (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 34 according to the survey of Park Forest Subdivision First Sector, as recorded in Map Book 7, Page 155, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same of the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands this 29 day of August, 2003

Walter Beard
Grantor
Bertha Beard
Grantor

STATE OF ALABAMA)
Shelby COUNTY)

General Acknowledgment

I, Ross Barnett, a Notary Public in and for said County in said State, hereby certify that Walter Beard and wife, Bertha Beard, 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 official seal this, the 29 day of August, 2003.

[SEAL]

Ross Barnett
Notary Public

My commission expires
3/12/07

Samsil