

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124


20031105000736720 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
11/05/2003 12:21:00 FILED/CERTIFIED

\$65,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Richard E. Ambrose, Robert L. Ambrose and Ralph Lee Ambrose, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Shawn Robert Hernandez the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A"

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$63,995.00 was paid from first mortgage recorded herewith.

Grantee's address: 725 1st Avenue West
Alabaster, AL 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 31 day of OCTOBER, 2003.

Richard E. Ambrose

Richard E. Ambrose

Robert L. Ambrose & Ralph Lee Ambrose,
by Richard E. Ambrose, as attorney in fact

Robert L. Ambrose & Ralph Lee
Ambrose, by Richard E. Ambrose,
as attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard E. Ambrose, Robert L. Ambrose and Ralph Lee Ambrose by Richard E. Ambrose as attorney in fact, 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 31 day of
OCTOBER, 2003.

James H. Holliman
Notary Public

My Commission Expires:

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
MY COMMISSION EXPIRES: MARCH 12, 2005

Exhibit A

A part of Lot No. 2 in Block No. 2 described as follows: Beginning at the NE corner of said lot running West on said lot line 100 feet parallel with Helena Road, thence South on said lot line 200 feet, thence East parallel with Helena Road 100 feet, thence North on said lot line 200 feet to the point of beginning. In Nickerson's Survey of Alabaster on Helena Road as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT that portion lying within 1st Avenue West as currently located.