

STATE OF ALABAMA       \*  
COUNTY OF SHELBY       \*

Please Send Tax Notice To:  
Victor M. Garcia  
1204 David Drive  
Pelham, AL 35124

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Seven Thousand and NO/100 (\$127,000.00) Dollars and other good and valuable consideration to the undersigned, **Denson E. Hulsey, Jr and Deborah S. Hulsey, husband and wife**, herein referred to as Grantor, in hand paid by **Victor M. Garcia, a married man**, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

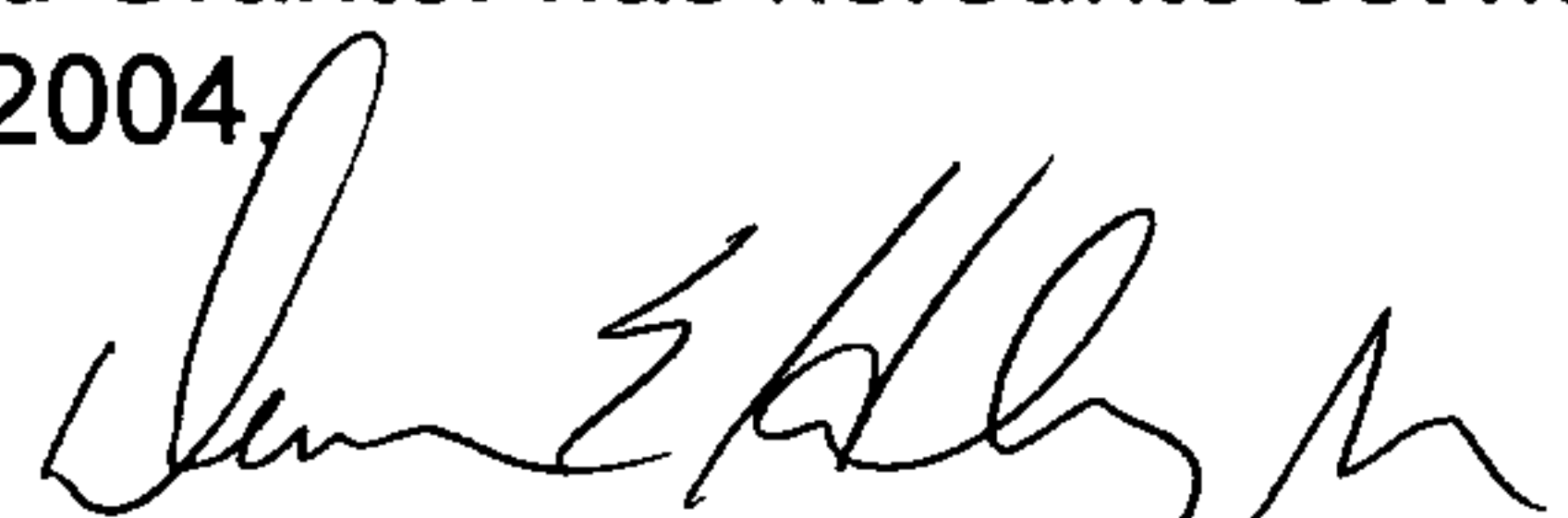
**Lot 2, Block 1, according to the Survey of Brookfield First Sector, as recorded in Map Book 5, Page 125, in the Office of the Judge of Probate of Shelby County, AL.  
Mineral and Mining Rights Excepted.**

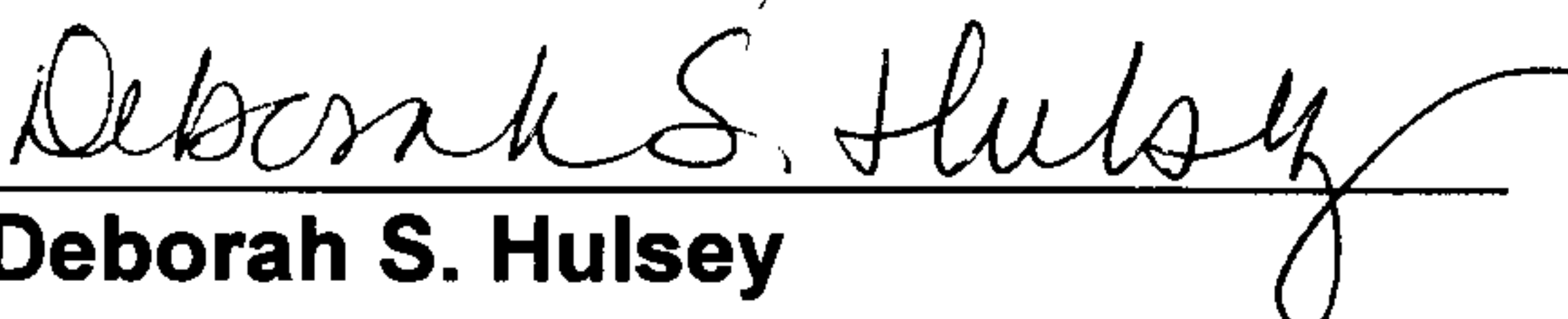
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 30 day of JANUARY, 2004.

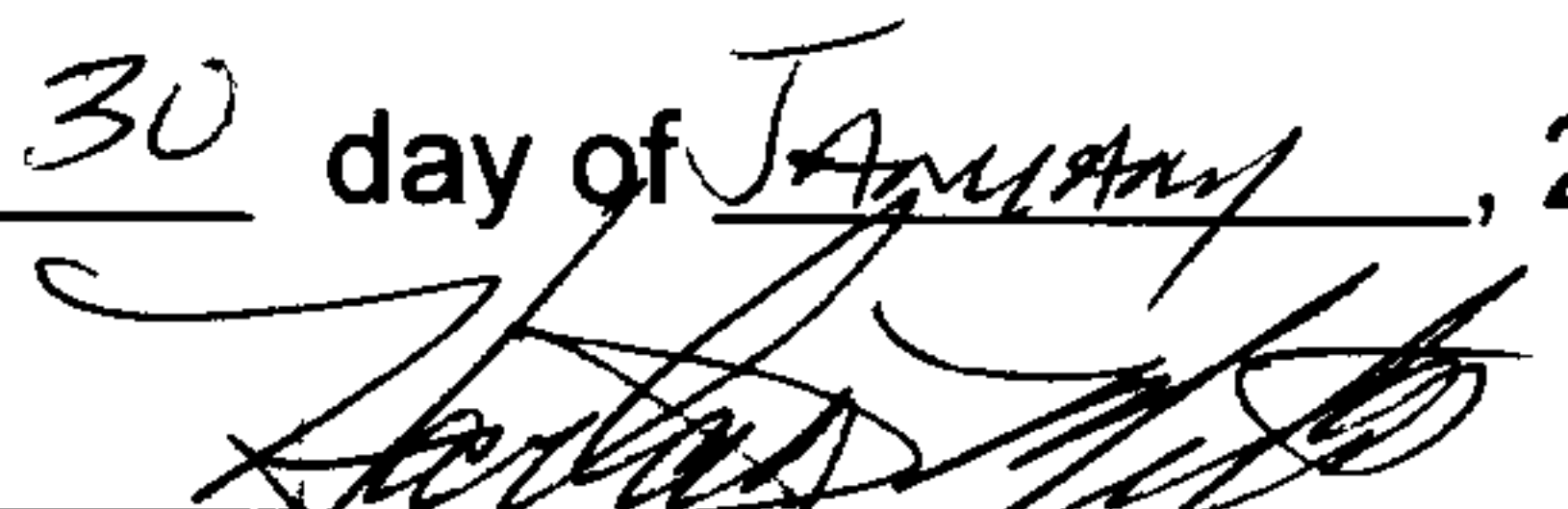
  
\_\_\_\_\_  
**Denson E. Hulsey Jr.**

  
\_\_\_\_\_  
**Deborah S. Hulsey**

STATE OF ALABAMA,  
JEFFERSON COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, **Denson E. Hulsey, Jr and Deborah S. Hulsey, husband and wife** whose names is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of JANUARY, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 5-1-05

This document prepared by:  
**Mitchell & Graham, P.C., Attorneys-at-Law**  
2700 Highway 280 East Suite 201W  
Birmingham, Alabama 35223  
205-871-5020

The Deed and Mortgage were executed simultaneously.