

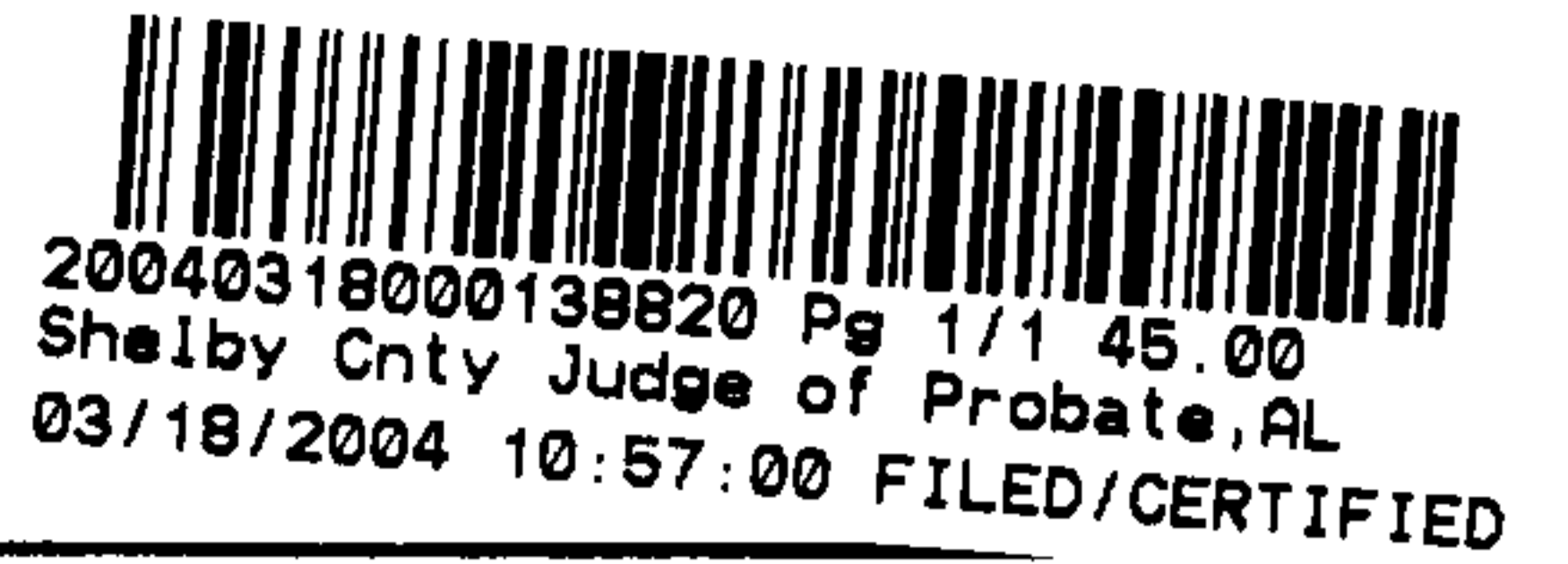
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Martin Ramos
742 Old Cahaba Dr.
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) Rives & Peterson
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216



Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two hundred twenty-four thousand nine hundred and no/100 (\$224,900.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carmen R. Johnson Hamilton and her husband Arnold M. Hamilton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Martin Ramos

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 607, according to the Survey of Old Cahaba, Westchester Sector, as recorded in Map Book 23, Page 150 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$191,165.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Carmen R. Johnson and Carmen R. Johnson Hamilton is one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s) this 1 day of March, 2004

(Seal)
(Seal)
(Seal)

(Seal) CARMEN R. JOHNSON HAMILTON
(Seal) ARNOLD M. HAMILTON
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carmen R. Johnson Hamilton & her husband Arnold M. Hamilton whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of March, 2004 A. D.,

My commission expires:
Notary Public.