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Shelby Cnty Judge of Probate, AL  
04/06/2004 09:58:00 FILED/CERTIFIED

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)  
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

DEBORAH J. ALEXANDER  
122 MEADOWCROFT CIRCLE  
BIRMINGHAM, AL 35242

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY THREE THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$133,300.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, RODOLFO VELUZ and MILA VELUZ, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEBORAH J. ALEXANDER, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

UNIT 22, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

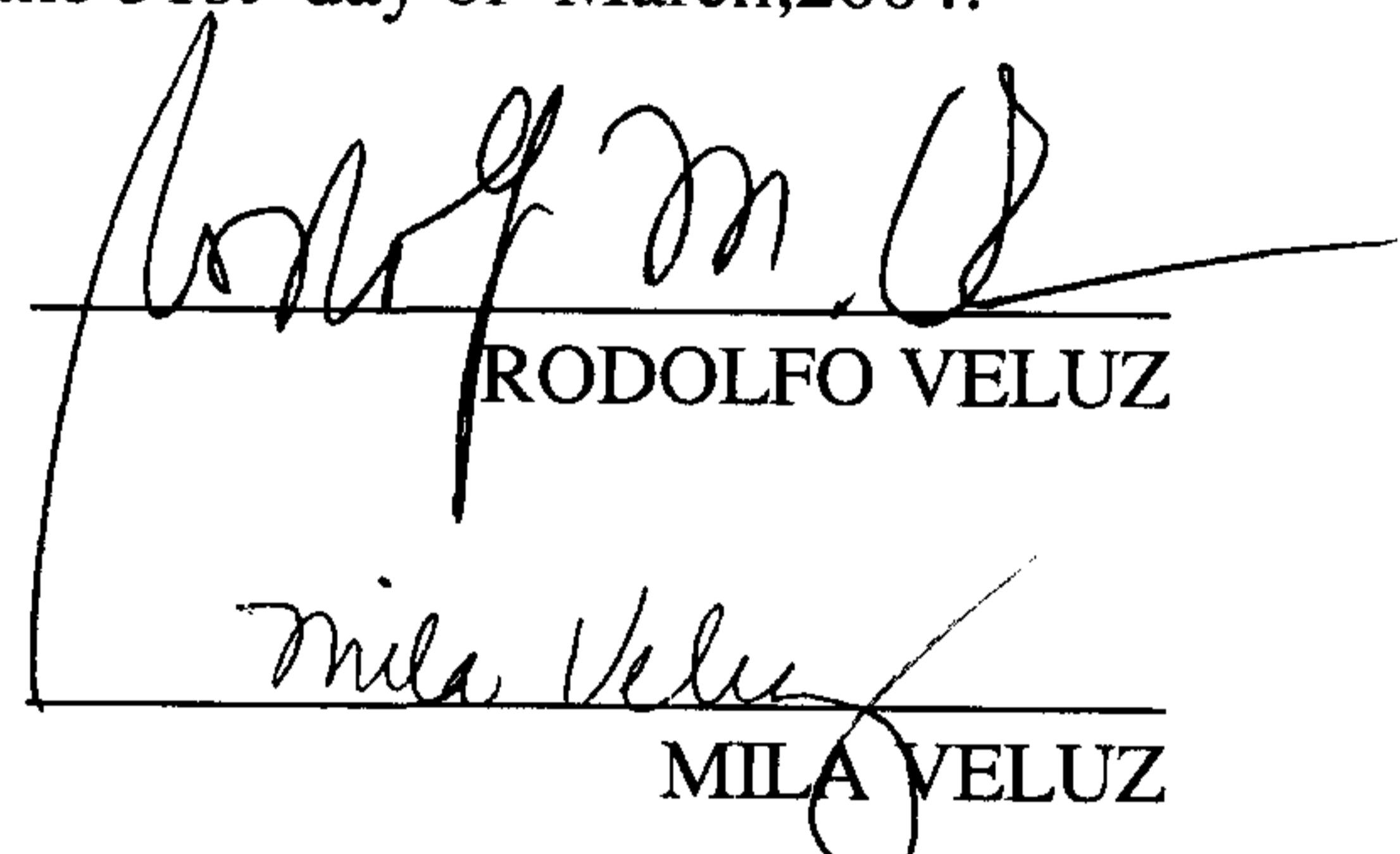
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS APPEARING OF RECORD IN BOOK 23, PAGE 621 AND BOOK 81, PAGES 323 AND 355 AMENDED IN INSTRUMENT #1998-24892.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 75, PAGE 649 AND BOOK 105, PAGE 844.
4. SEWER EASEMENT AND CONNECTION AGREEMENT IN BOOK 58, PAGE 365.
5. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN BOOK 89, PAGES 976 AND 979.
6. MONUMENT FOR DEDICATION FOR SEWER TO CAHABA WATER RENOVATION SYSTEMS, INC. IN BOOK 81, PAGE 352.
7. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
8. BY-LAWS OF MEADOW BROOK TOWNHOMES ASSOCIATION, INC. IN INCORP BOOK 30, PAGE 905.
9. AMENDED AND RESTATED PROTECTIVE COVENANTS AS SET OUT IN INSTRUMENT #2001-20685.

\$106,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RODOLFO VELUZ and MILA VELUZ, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 2004.



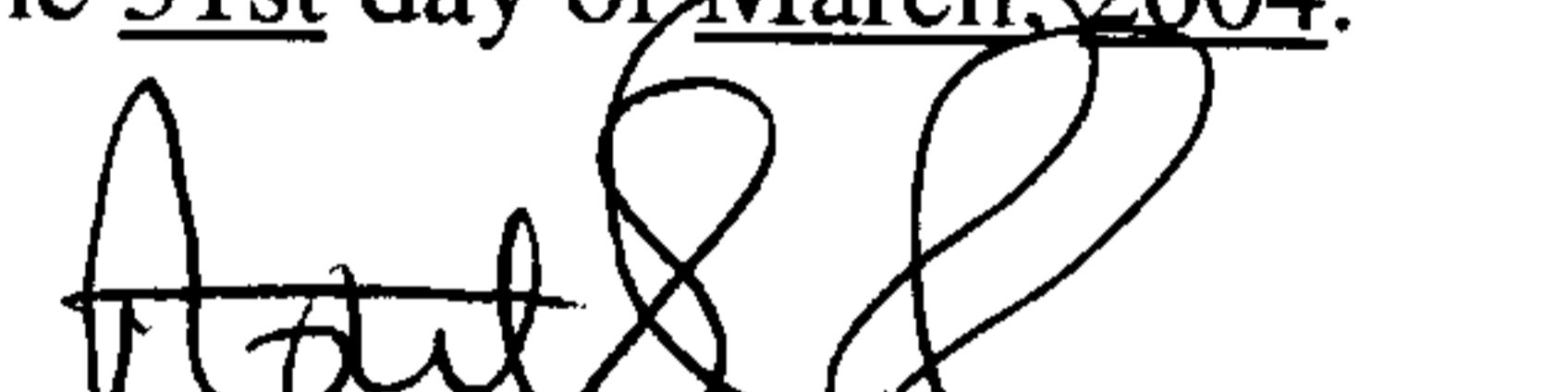
RODOLFO VELUZ  
MILA VELUZ

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RODOLFO VELUZ AND MILA VELUZ whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of March, 2004.



Notary Public

My commission expires: 7/11/26