

Send Tax Notice To:
Alberto Steverson
5580 Surrey Lane
Birmingham, AL 35242
PID# 106130002035000

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Seventy-Seven Thousand and 00/100 (\$177,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Victor Portella, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Alberto Steverson

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Wagon Trace, as recorded in Map Book
6, Page 140, in the Probate Office of Shelby County, Alabama.**

\$ 159300 of the above recited consideration was paid from the proceeds of a mortgage
loan of even date executed simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and
payable.


Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

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

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 29th day of April, 2004.


Victor Portella

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Portella 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of April, 2004.

(AFFIX SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/06

OUR FILE NO.: 04110RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242

20040503000230190 Pg 2/2 32.00
Shelby Cnty Judge of Probate, AL
05/03/2004 14:26:00 FILED/CERTIFIED