

**WARRANTY DEED**

20040602000293450 Pg 1/1 18.00  
Shelby Cnty Judge of Probate, AL  
06/02/2004 12:08:00 FILED/CERTIFIED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$137,500.00 to the undersigned Grantor(s), **Janice C. Barber-Atchison and husband Freddie Leland Atchison**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Juan Francisco Martinez** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

**LOT 19, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

Address of the Property: 1524 King George Drive  
Alabaster, Alabama 35007

Janice C. Barber-Atchison is one and the same person as Janice C. Barber.

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$130,625.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 27<sup>th</sup> day of May, 2004.

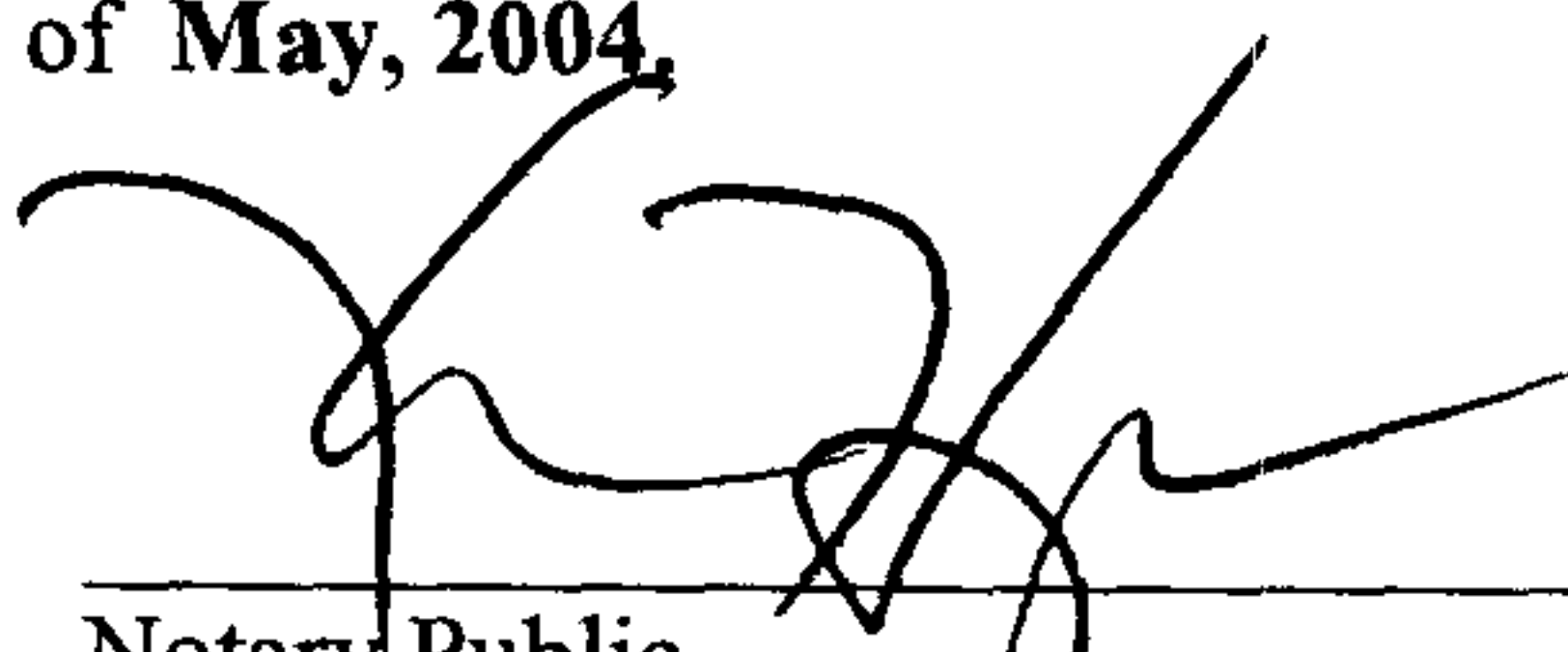
By:   
Janice C. Barber-Atchison, Grantor

  
Freddie Leland Atchison, Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Janice C. Barber-Atchison (aka. Janice C. Barber) and spouse Freddie Leland Atchison**, 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 27<sup>th</sup> day of May, 2004.

  
Notary Public

Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 13, 2004  
BONDED TERRITORY PUBLIC UNDERWRITERS

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Juan Francisco Martinez  
1524 King George Drive  
Alabaster, AL 35007