

Send Tax Notice to:  
German Hidalgo Bonilla  
212 CECIL PLACE  
COSTA MESA, CA 92627  
PID# 137262001027000

**CORPORATE FORM SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20040707000373290 Pg 1/2 23.50  
Shelby Cnty Judge of Probate,AL  
07/07/2004 10:15:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

**Ninety-One Thousand and 00/100 (\$91,000.00) Dollars**

in hand paid to the undersigned

**Union Planters Bank, National Association**

a Mississippi Corporation, (herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

**German Hidalgo Bonilla**

(herein referred to as Grantee), 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 68, according to the Survey of Kingwood First Addition, as recorded in Map Book 6, Page 90, in the Probate Office of Shelby County, Alabama.**

**\$81,900** of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to 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.

Subject to all rights of redemption arising out of that certain foreclosure deed recorded in Inst. No. 820040310000123920, said rights to expire on or about 03/10/05.

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

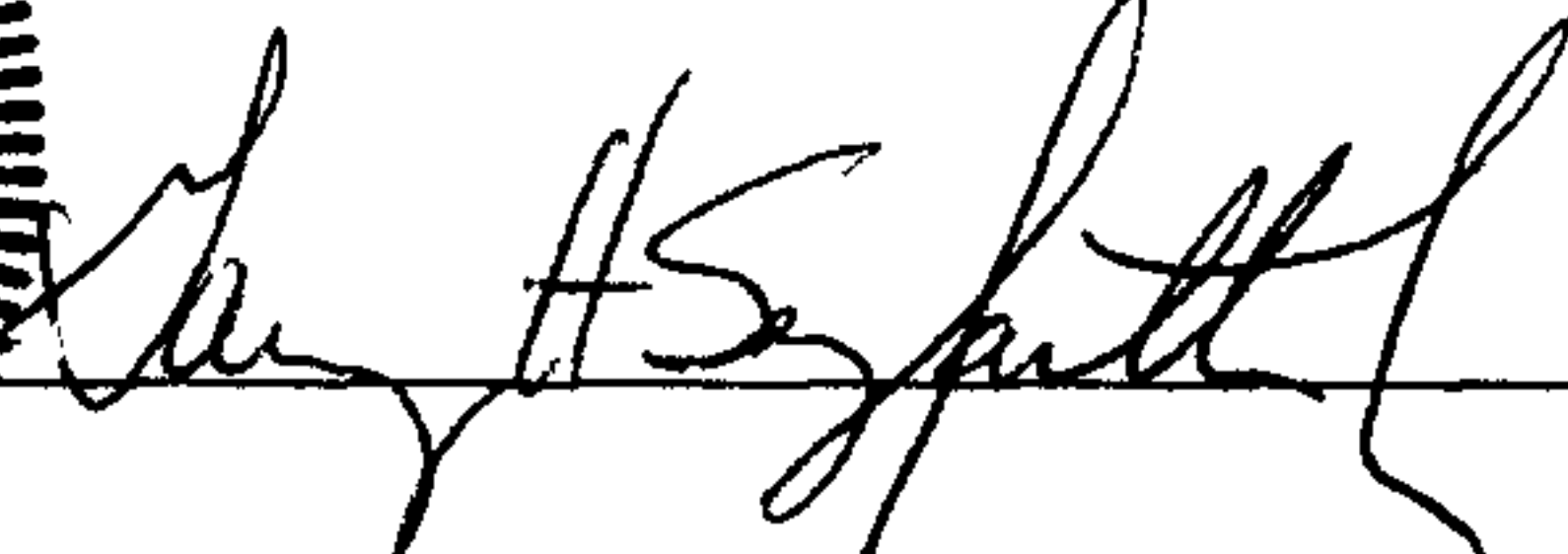
**GRANTOR** makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing the same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

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

**AND THE GRANTOR, DOES HEREBY COVENANT** with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.



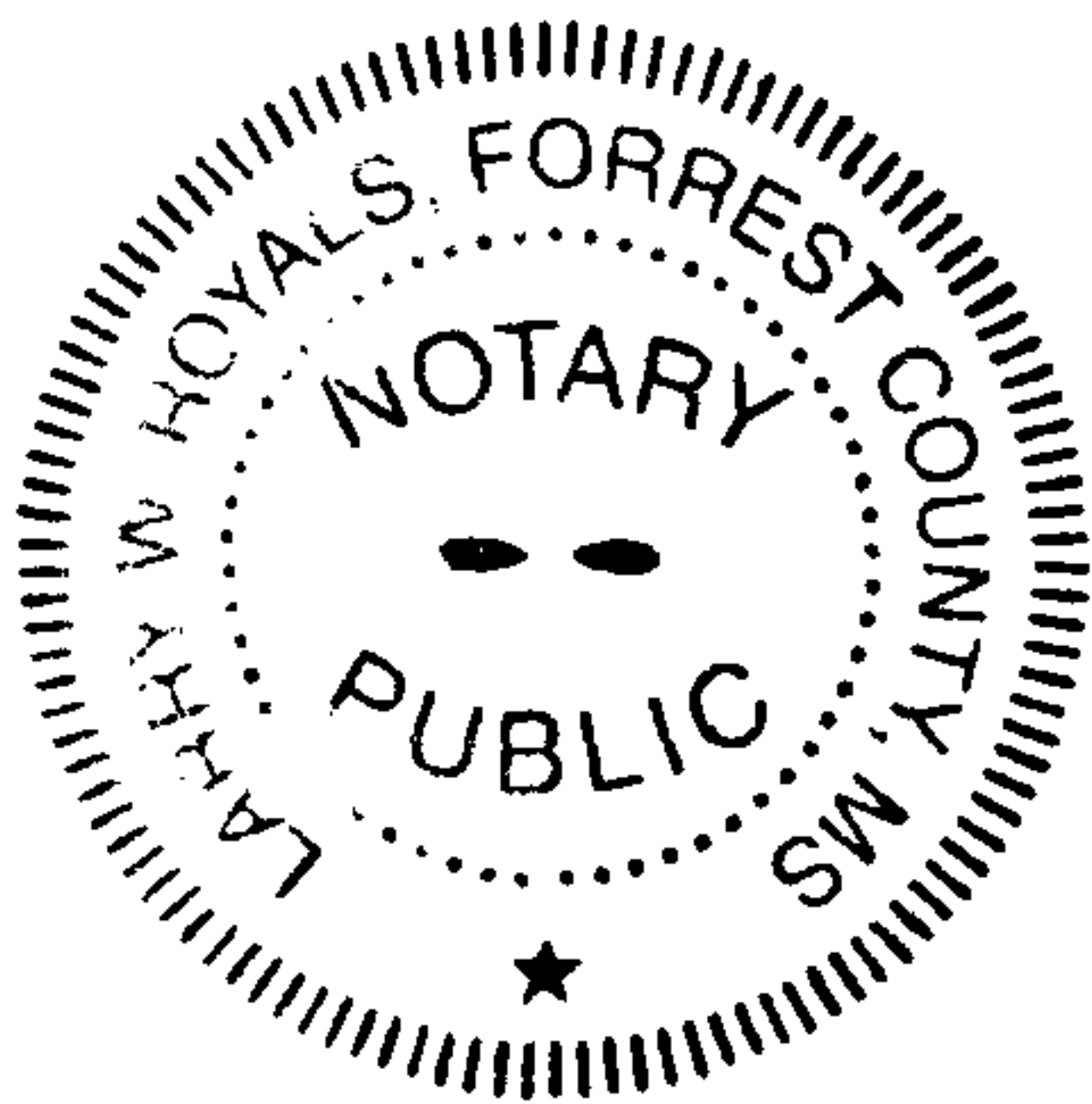
IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this the 29<sup>th</sup> day of **June, 2004**.

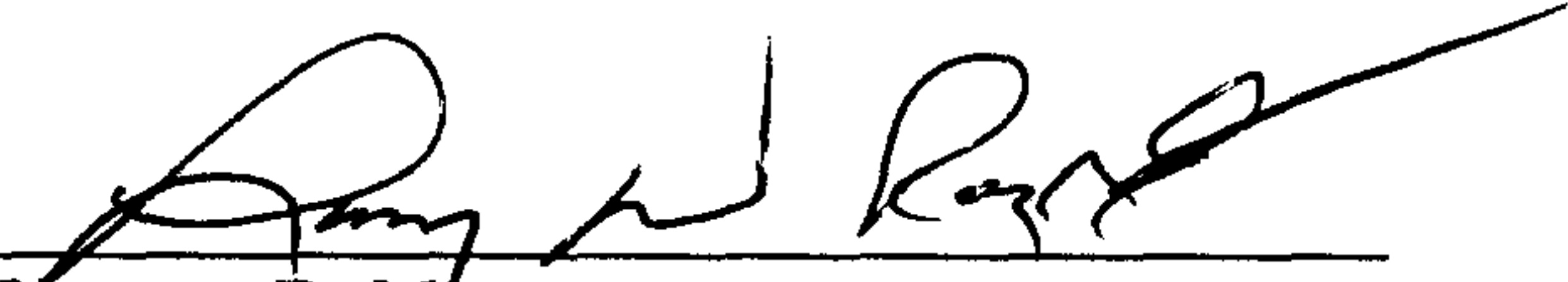
Attest:  
By:     
Its: Steven Purser, Asst. Vice President      Its: Gary H. Seyfarth, Jr., Vice President

State of Mississippi:  
County of Forrest:

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Gary H. Seyfarth, Jr. and Steven Purser whose names as Vice President and Asst. Vice President of **Union Planters Bank, National Association**, are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, he/she/they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of **June, 2004**.



  
Notary Public  
My Commission Expires: \_\_\_\_\_

File No.: **04159RB**

MY COMMISSION EXPIRES SEPT. 18, 2005

This Instrument Prepared By:  
**W. Russell Beals, Jr., Attorney**  
**Beals & Associates, P.C.**  
**4898 Valleydale Road, #B-3**  
**Birmingham, AL 35242**

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