

PREPARED BY:
N.J. CERVERA
Attorney at Law
P.O. Box 325
Troy, AL 36081
(334) 566-0116

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **Two Hundred Forty-Five Thousand Five Hundred Dollars and No Cents (\$245,500.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **we, RICHARD CERVERA and CHARLA F. CERVERA, husband and wife** (hereinafter referred to as Grantors), do hereby grant, bargain, sell, confirm and convey unto **MICHAEL WESLEY LINDSEY**, (hereinafter referred to as Grantee), all of our right, title and interest into the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 16, According to the survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama, together with all improvements situated thereon.

This conveyance is made subject to all restrictive covenants, rights-of-way, easements, building line restrictions, and any other matters filed for record in the Office of the Judge of Probate for Shelby County, Alabama.

\$196,400.00 of the above is being paid by Mortgage being filed simultaneously.

TO HAVE AND TO HOLD to said Grantee, his heirs, executors, administrators, and assigns forever.

AND, the said Grantors, for themselves, their heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that they are seized in fee simple of said premises; that said property is free from all encumbrances unless otherwise noted above; that they have a right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 29th day of July 2004.


RICHARD CERVERA


CHARLA F. CERVERA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State, hereby certify that, **Richard Cervera and Charla F. Cervera, husband and wife**, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 29th day of July 2004.

SEAL


NOTARY PUBLIC
My Commission Expires: 6-25-05

Send Tax Notice to:

Michael Wesley Lindsey
636 Meadowridge Drive
Birmingham, AL 35242