


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
Francisco J. Schopfer
2224 Williamsburg Drive
Peham AL 35124


20040805000439450 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
08/05/2004 14:05:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred thirty-nine thousand five hundred and 00/100 Dollars (\$139,500.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Angela Foreman Bates, unmarried, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Francisco J. Schopfer and Alejandra G. Schopfer, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them 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 13, according to the Survey of 1st Sector, Chanda Terrace, as recorded in Map Book 9, Page 100, in the Probate Office of Shelby County, Alabama.

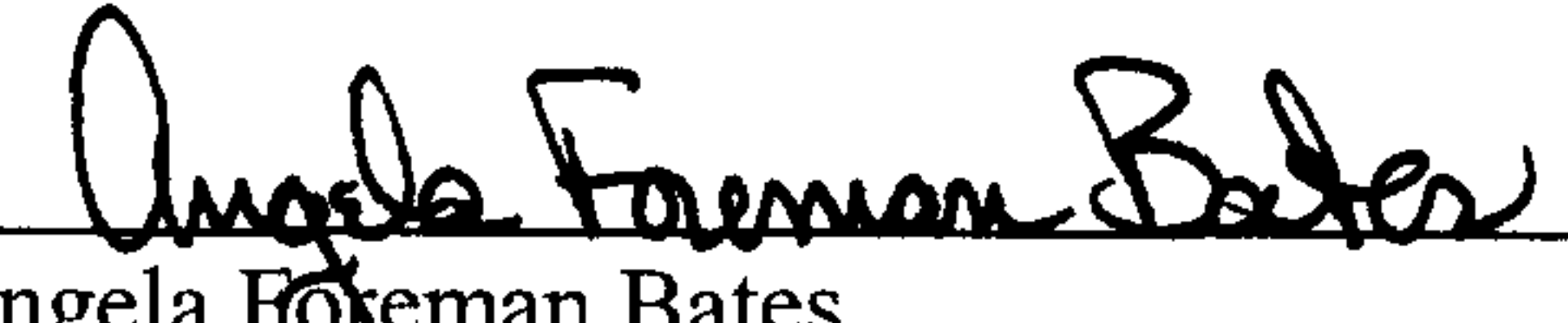
SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Angela Foreman Bates, has hereunto set her hand and seal, this the 31 day of JULY, 2004.

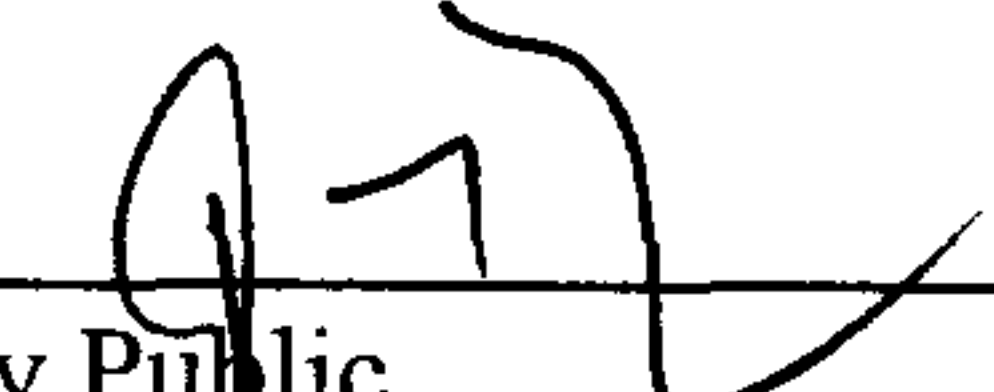


Angela Foreman Bates

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Angela Foreman Bates, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31 day of JULY, 2004.



Notary Public
My Commission Expires: 3-1-06