

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
**1920 Valleydale Road**  
**Birmingham, Alabama 35244**

Send Tax Notice to:  
Elmer A. Duarte  
204 Dale Drive  
Alabaster, Alabama 35007

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Elizabeth A. Johnson, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Elmer A. Duarte, an unmarried man** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**Lot 6, in Block 1, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.**

**Note: \$106,400.00 of the above purchase price is in the form of a mortgage in favor of Aegis Funding Corporation, executed and recorded simultaneously herewith.**

**Note: Elizabeth A. Johnson is the surviving grantee of deed recorded in Book 35, Page 438; the other grantees, Glynis H. Johnson having died on August 1, 1989 and Clayton B. Johnson having died on November 26, 2002.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

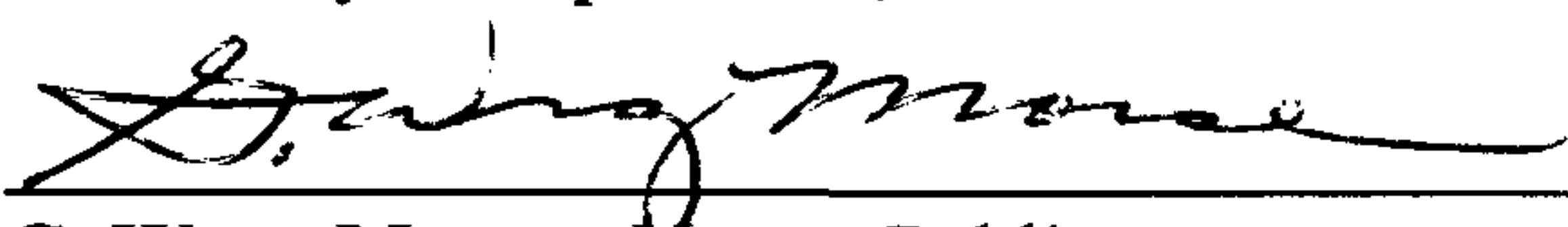
IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **15th** day of **September, 2004**.

  
\_\_\_\_\_  
**Elizabeth A. Johnson**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Elizabeth A. Johnson, an unmarried woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **15th** day of **September, 2004**.

  
\_\_\_\_\_  
**G. Wray Morse - Notary Public**

My Commission Expires: **9/10/2008**