

S/C
11316

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SCOTT SENSMEIER
219 WEATHERLY WAY
PELHAM, AL., 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIX HUNDRED NINETY FIVE THOUSAND DOLLARS and 00/100 (\$695,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LUIS A. MURCIA and LUCINDA M. MURCIA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SCOTT SENSMEIER and NOEL SENSMEIER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 5, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, Page 1 A&B, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 2004.
2. RESTRICTIONS APPEARING OF RECORD IN BOOK 212, PAGE 741 AND BOOK 212, PAGE 733.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
4. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN BOOK 224, PAGE 179.
5. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 224, PAGE 194.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 270, PAGE 75 AND INSTRUMENT # 1999-11231.
7. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

\$500,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTORS, LUIS A. MURCIA and LUCINDA M. MURCIA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of August, 2004.


LUIS A. MURCIA

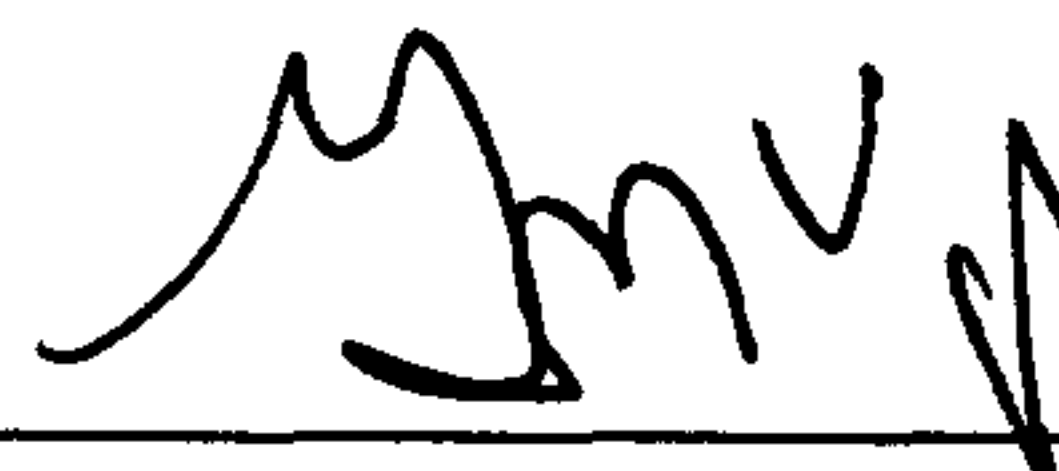

LUCINDA M. MURCIA

STATE OF ALABAMA)
COUNTY OF SHELBY)

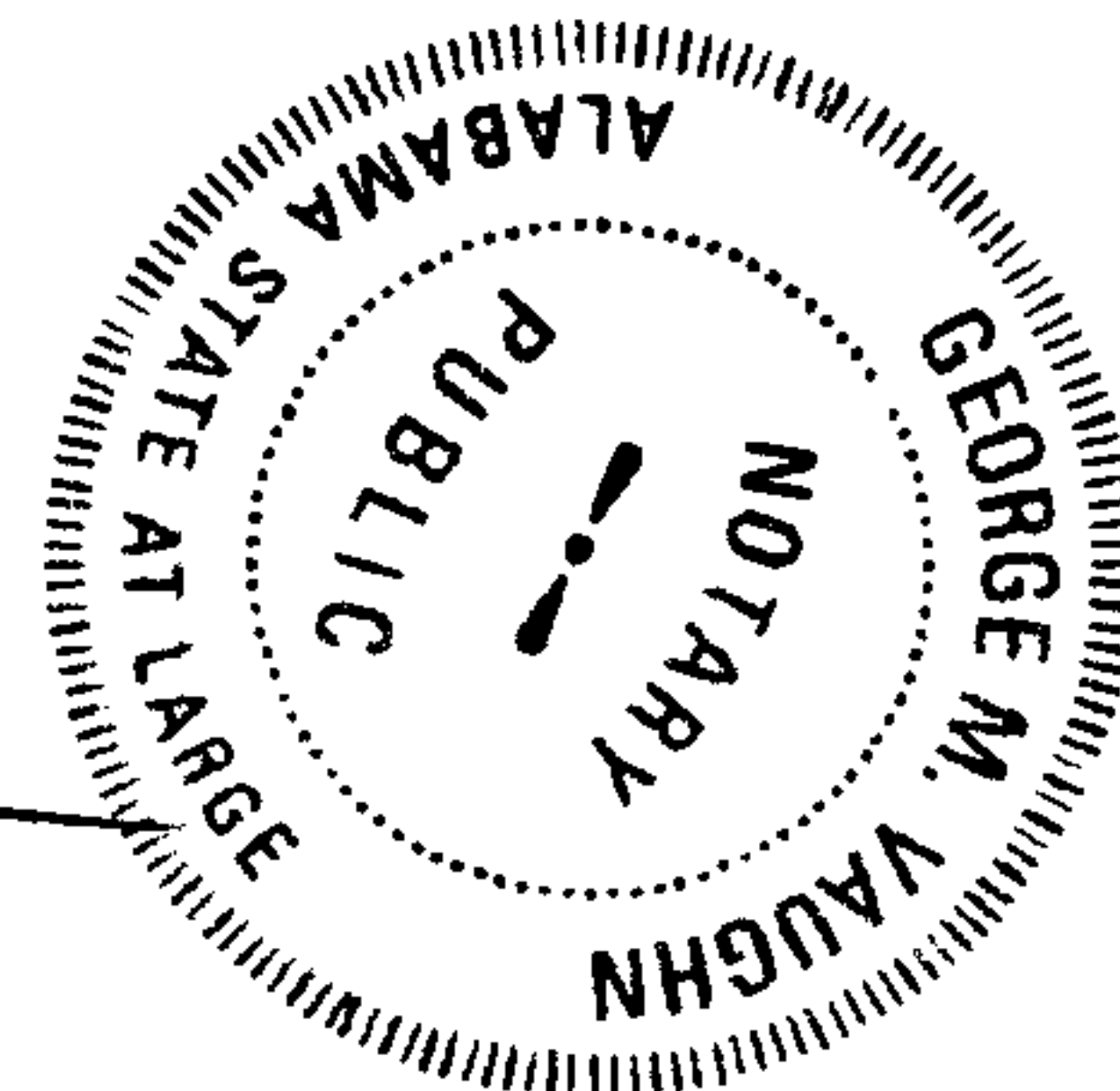
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LUIS A. MURCIA and LUCINDA M. MURCIA, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of August, 2004.



Notary Public



My commission expires: 9.29.06