

Send tax notice to:
GREGORY S. BROWN
162 CANYON TRAIL
PELHAM, AL 35124

STATE OF ALABAMA
SHELBYCOUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243
BHM 0414 898

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Eight Thousand and 00/100 Dollars (\$128,000.00) in hand paid to the undersigned, Luis A. Murcia and Lucinda M. Murcia, husband and wife (hereinafter referred to as "Grantor") by Gregory S. Brown (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF PARKVIEW TOWNHOMES, PLAT NO. 1, AS RECORDED IN MAP BOOK 26, PAGE 64 AND CORRECTED IN MAP BOOK 26, PAGE 92, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.


\$102,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 30TH day of SEPTEMBER, 2004.


Luis A. Murcia



Lucinda M. Murcia

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30TH day of SEPTEMBER, 2004

(Notary Seal)


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08