

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Prudencio Monasterio

(Name) Larry L. Halcomb

name 3117 Crossings Drive

3512 Old Montgomery Highway

address Birmingham, AL 35242

(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY TWO THOUSAND EIGHT HUNDRED SEVENTY EIGHT AND NO/100 DOLLARS  
(272,878.00)

to the undersigned grantor, Harbar Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Prudencio Monasterio and Sally Monasterio

(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 235 A, according to a Resurvey of Lots 15 and 235 of Caldwell Crossings, 2nd Sector, Phase 5, as recorded in Map book 34, Page 24 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, together with release of damages, excepted.

Subject to taxes for 2005.

Subject to conditions on attached Exhibit "A".

Subject to items on attached Exhibit "B".

  
20041203000662100 Pg 1/3 140.00  
Shelby Cnty Judge of Probate, AL  
12/03/2004 10:04:00 FILED/CERTIFIED

\$ 150,000.00 of the purchase price was paid from the proceeds of 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Denney Barrow,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November 19 2004.

ATTEST:

Harbar Construction Company, Inc.

By Denney Barrow  
Denney Barrow, Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb, a Notary Public in and for said County in said State, hereby certify that Denney Barrow whose name as Vice President of Harbar Construction Company, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of November 19 2004.

Larry L. Halcomb Notary Public

My Commission Expires: 1/23/06

EXHIBIT "A"

This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspections and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, successors, assigns, members, owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.



**EXHIBIT "B"**

**Right of Way to Shelby County as recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.**

**Right of Way to Alabama Power Company as recorded in Real Volume 142, Page 148.**

**Reservation of mineral and mining rights in the instrument recorded in Instrument #2000-14348 and Instrument #2000-43395, together with appurtenant rights to use the surface.**

**Right of Way to the City of Hoover as recorded in Instrument #2000-40742, Instrument #2000-40741 and Instrument #2000-25988.**

**Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #2002-02381 and amendments thereto.**

**Easement for ingress and egress in Instrument #1997-20513.**

**Release of damages as set forth in Instrument #1997-23467**

**Easement to Alabama Power Company as recorded in Instrument #20040204000057760.**

***11 foot easement along Crossing Dr. on Northern corner; driveway encroaches easement as shown on survey prepared by Laurence D. Weygand, Reg. P.E.-L.S. #10373 dated November 29, 2004.***