



CORPORATE GENERAL WARRANTY DEED

joint tenants, with right of survivorship

STATE OF ALABAMA :
COUNTY OF SHELBY :

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Ninety Four Thousand Three Hundred Twenty One and 45/100's Dollars, (\$194,321.45)** in hand paid to

Munger, Blalock & Company, Inc.,

an Alabama Corporation (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

Amado Alberto Gutierrez (an unmarried man) and his sister, Marlene Gutierrez (an unmarried woman),

(herein referred to as Grantee, whether one or more), as joint tenants, with right of survivorship, 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 20, according to the final plat forest ridge, as recorded in map book 31, page 2, in the probate office of Shelby County, Alabama.

Subject to:

Taxes for the years 2002, 2003 and 2004.

30 foot building line on front 35 foot building line on front and rear and 10 foot building line on sides as shown on the restrictions recorded in instrument 2003020400064510 in the Probate Office of Shelby County, Alabama.

Right of way to Southern Bell Telephone and Telegraph Company recorded in deed book 326, page 577 in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County recorded in deed book 211, page 611 in the Probate Office of Shelby county, Alabama.

Easement as set out in that certain deed recorded in deed book 324, page 506 in the Probate Office of Shelby County, Alabama.

Declaration of protective covenants as recorded in instrument 2003020400064610 in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions, easements, set-back lines, right of ways and conditions of record. Subject to Ad Valorem taxes yet due and payable. Subject to Mineral and Mining rights of record and all rights and privileges incident thereto. Purchaser accepts property in its "as-is" condition.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, Grantee's heirs and assigns forever. It being the intention of the grantees 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Vice President and Secretary, J. Harry Blalock, who is authorized to execute this conveyance, hereto set his signature and seal this 9th day of September, 2004.

Munger, Blalock & Company, Inc..

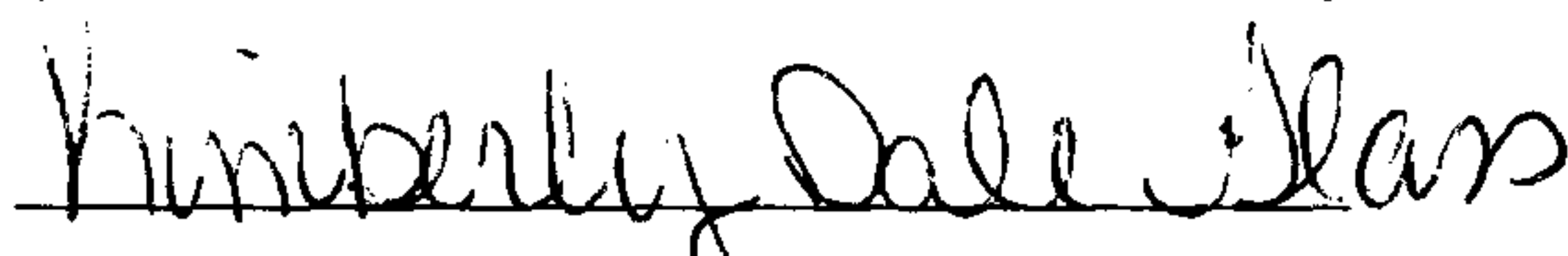
20050126000040890 Pg 2/2 208.50
Shelby Cnty Judge of Probate, AL
01/26/2005 14:56:00 FILED/CERTIFIED

By: 
J. Harry Blalock, its Vice President and Secretary

STATE OF ALABAMA :
COUNTY OF SHELBY :

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Harry Blalock, whose name as Vice President and Secretary of Munger, Blalock & Company, Inc., an Alabama 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 officers and with full authority executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and official seal, this 9th day of September, 2004.

Notary Public 

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: May 20, 2006
~~DO NOT WRITE IN THESE SPACES~~