

This document prepared by:
Stuart Y. Johnson, L.L.C.
4 Office Park Circle, Ste. 112
Birmingham, AL 35223

Send Tax Notice To:
Manuel Almodovar
605 Meriweather Dr.
Calera, AL 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Mtg. amt:
\$108,000.00

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, MICHAEL L. SIMMONS AND AMANDA SIMMONS, HUSBAND AND WIFE (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto MANUEL ALMODOVAR (herein referred to as GRANTEE(S)), the following described real estate situated in Shelby County, Alabama:

Lot 79A, according to the resurvey of Lot 46 & 79 Meriweather, Sector 3, as recorded in Map Book 29, page 5, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

(\$108,000.00) of the above consideration is from a purchase mortgage filed simultaneously with this deed.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Subject to all matters of public record including but not limited to easements, agreements, restrictions, covenants, and/or rights-of-way and subject to any and all matters visible by a survey of the property conveyed herein. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.

Subject to 2005 Property Taxes and subsequent years which are not yet due and payable.

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

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20050310000109730 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
03/10/2005 02:21:49PM FILED/CERT

Signed and dated this 4th day of March, 2005.

BY: Michael L. Simmons
MICHAEL L. SIMMONS

Shelby County, AL 03/10/2005
State of Alabama
Real Estate Excise Tax
Deed Tax: \$12.00

BY: Amanda Simmons
AMANDA SIMMONS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that MICHAEL L. SIMMONS AND AMANDA SIMMONS, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of March, 2005.

Stuart Y. Johnson
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/6/07

