



20050317000119850 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
03/17/2005 10:27:02AM FILED/CERT

Send tax notice to:

Martin Ramos
247 Courtside Drive
Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
BHM0500479

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) in hand paid to the undersigned, Kris A. Dekker and Ashley W. Dekker, Husband and Wife, (hereinafter referred to as "Grantor") by Martin Ramos (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 1, in Block 4, according to the survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject Property does not constitute the Purchasers homestead.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$166,500.00 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 shall warrant and defend the same to the said grantee, their heirs 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.

Shelby County, AL 03/17/2005
State of Alabama

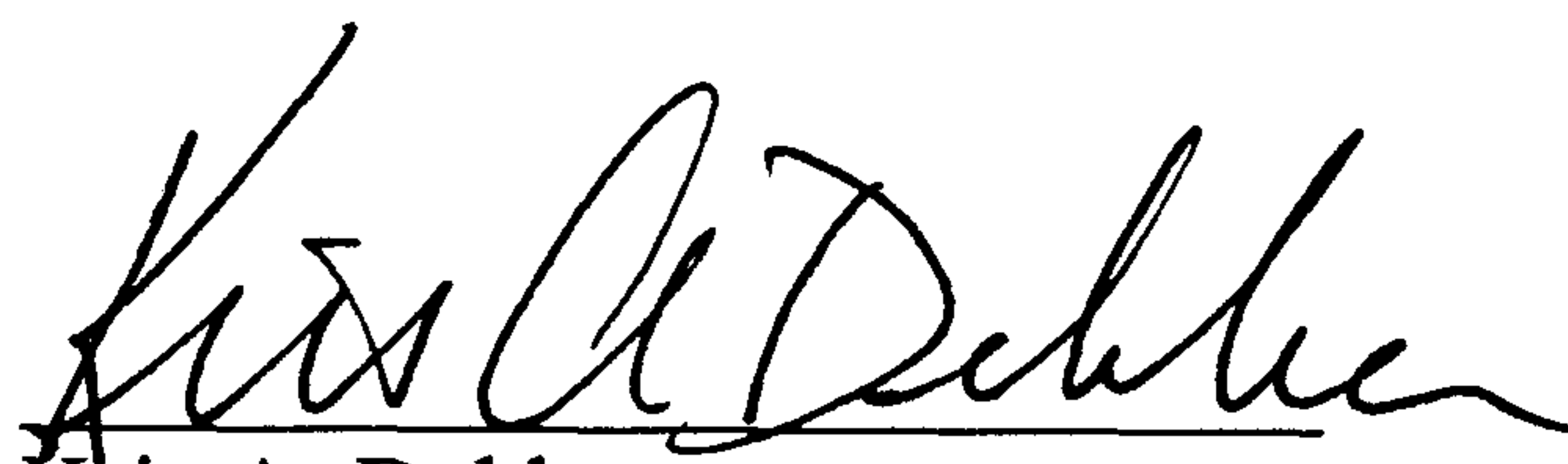
Deed Tax: \$18.50

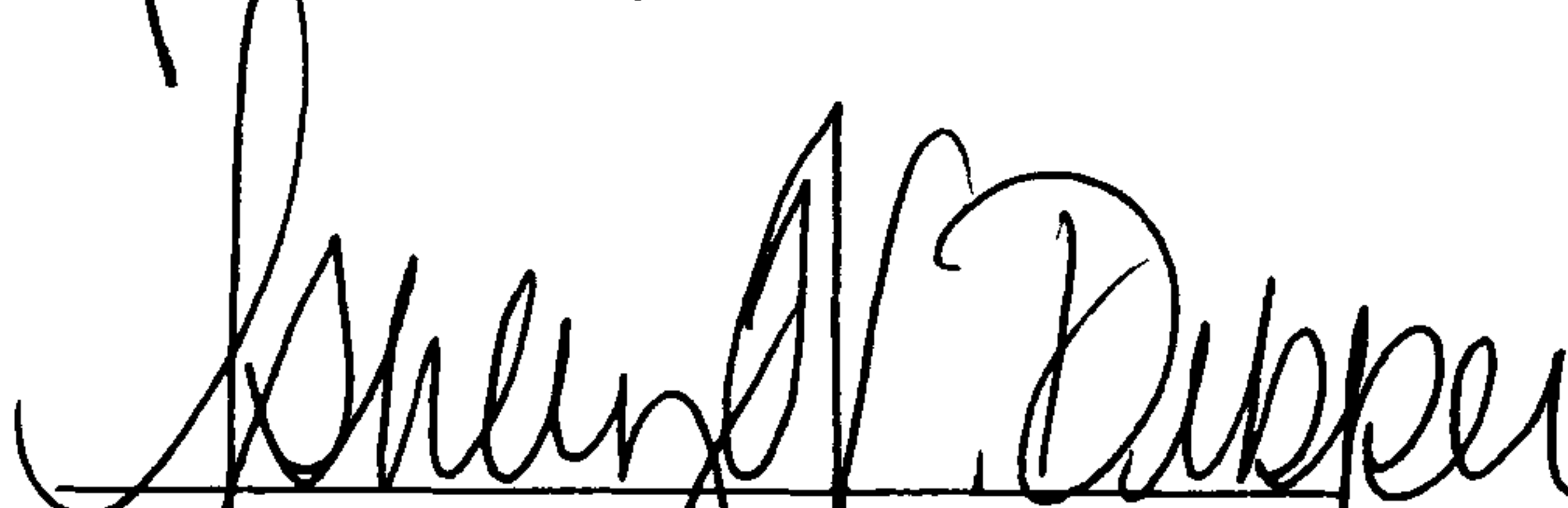
Reli, Inc.



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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 25th day of February, 2005.

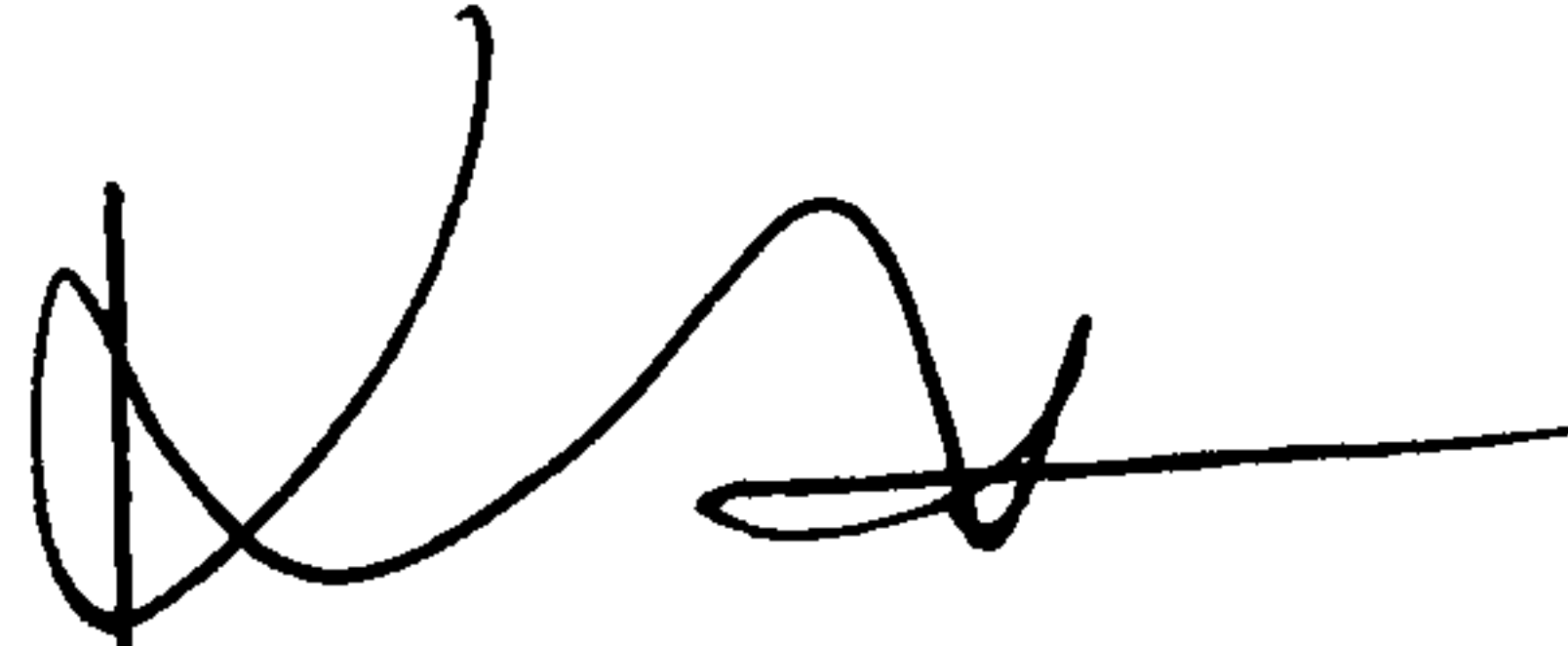

Kris A. Dekker


Ashley W. Dekker

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kris A. Dekker and Ashley W. Dekker, Husband and Wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2005.



Notary Public
Print Name: Kimberly D. Hawkins
Commission Expires: 1/8/07

