

FRS File No.: 433457

Customer File No.: 1317733

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED FIFTY THOUSAND AND no/100 ----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Francis U. Jose and Cristina Jose, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Michael J. Hoagland and Donna Hoagland, husband and wife

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the map or survey of Greystone, 7th Sector, Phase III, as recorded in Map Book 20, Page 50, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.


For ad valorem tax appraisal purposes only, the address of the property is 8038 Greystone Green, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$360,000.00 to secure an amount borrowed to finance the above described property.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 4th day of April 2005, _____.




(Seal)
Francis U. Jose

Cristina M. Jose

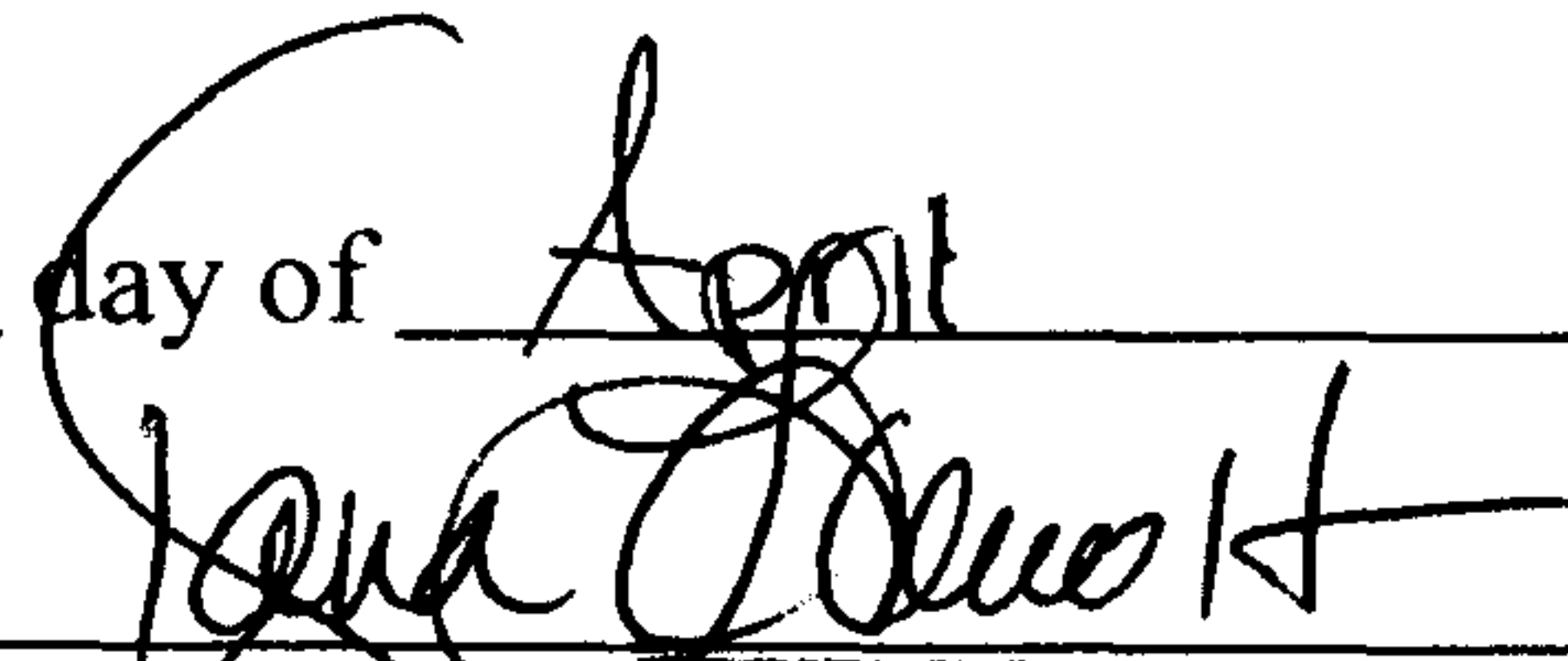
(Seal)
Cristina Jose

THE STATE OF Georgia
COUNTY OF COBB }


20050701000330710 2/2 \$104.00
Shelby Cnty Judge of Probate, AL
07/01/2005 02:20:39PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Francis U. Jose** married (fill in marital status) whose name 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 4th day of April, 2005.



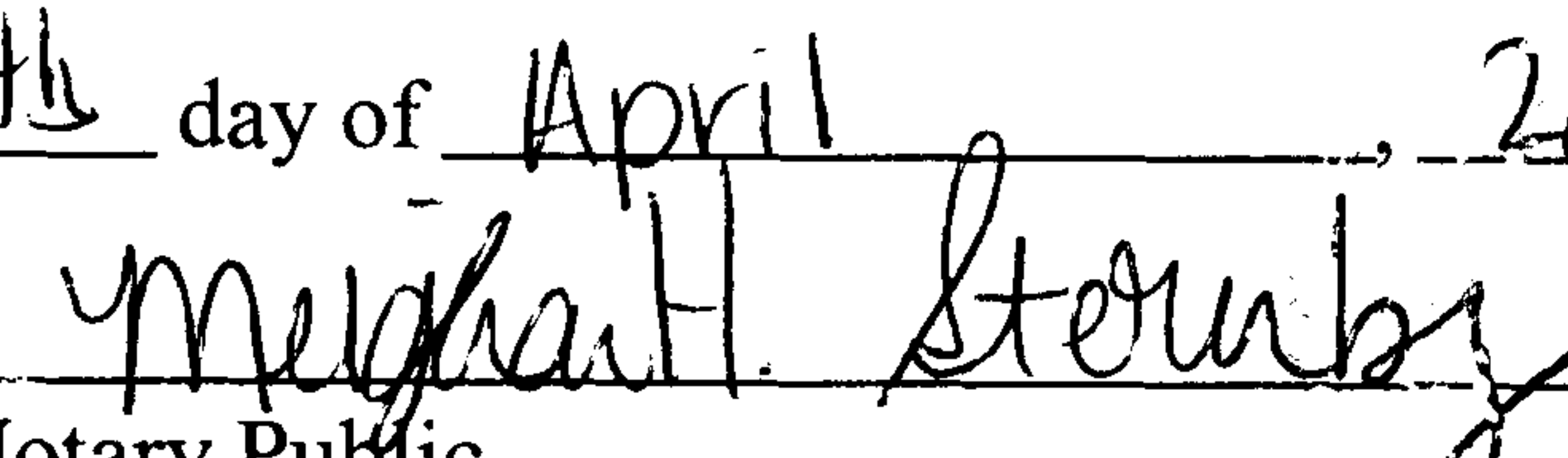
(Seal)
Notary Public
My Commission Expires

MY COMMISSION EXPIRES FEBRUARY 10, 2006
COBB COUNTY
STATE OF GEORGIA

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Cristina Jose** married (fill in marital status) whose name 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13th day of April, 2005.



(Seal)
Notary Public
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 26, 2006
NOTARY PUBLIC STATE OF ALABAMA AT LARGE

This document prepared by: Kenyonna Dancer, Title Specialist, 211 N. Broadway, Suite 2270, St. Louis, MO 63102

Shelby County, AL 07/01/2005
State of Alabama

Deed Tax: \$90.00