20050722000367420 1/2 $46.00
Shelby Cnty Judge of Probate, AL
07/22/2005 01:02:14PM FILED/CERT

BN no506228

Send tax notice to:
Juan-Carlos Ramonell
7758 Hoffy Cir
Lake Worth FL 33467

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty Eight Thousand Six Hundred Twenty Five and 00/100 Dollars ($158,625.00) in hand paid to the undersigned, American Homes and Land Corporation (hereinafter referred to as "Grantor") by Juan-Carlos Ramonell and Lynne Ostrom-Ramonell (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 286 ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33 AT PAGE 25 A, B AND C, IN THE OFFICE OF JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

$126,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, American Homes and Land Corporation by ITS AGENT, Charles D. Stewart, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24th day of June 2005.

By:_____
American Homes and Land Corporation
ITS AGENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. Stewart, Jr., whose name as AGENT of American Homes and Land Corporation is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 24th day of June 2005.

Shelby County, AL 07/22/2005
State of Alabama

Deed Tax:$32.00

Poli

Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06

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