

700265

This instrument was prepared by


Esco and Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:

MELCHOR RIVERA
553 Creekview Drive
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED


20050908000465270 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/08/2005 01:30:22PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TEN THOUSAND NO/100'S (\$110,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **EMORY B. HALEY AND MARY HALEY, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MELCHOR RIVERA** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

LOT 20, BLOCK 1, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$110,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

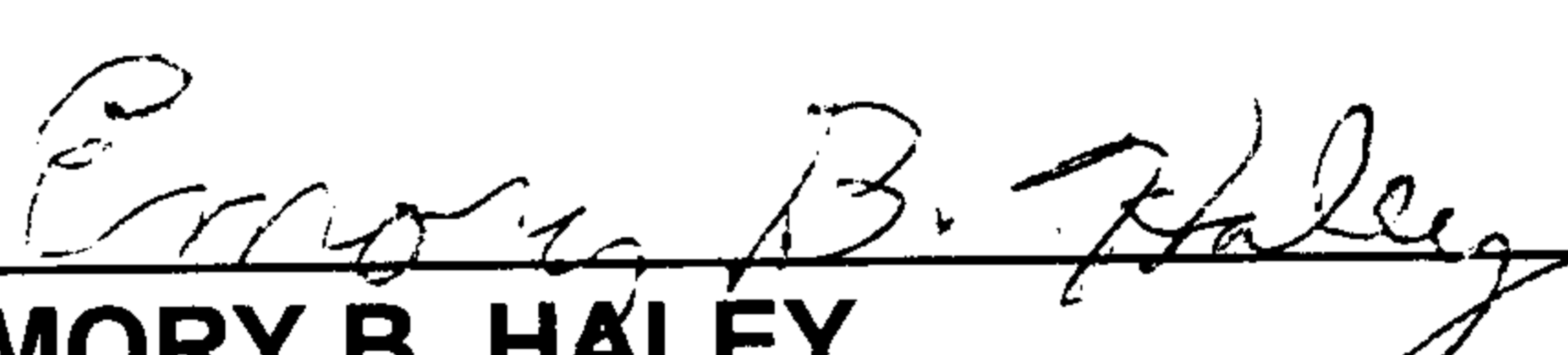
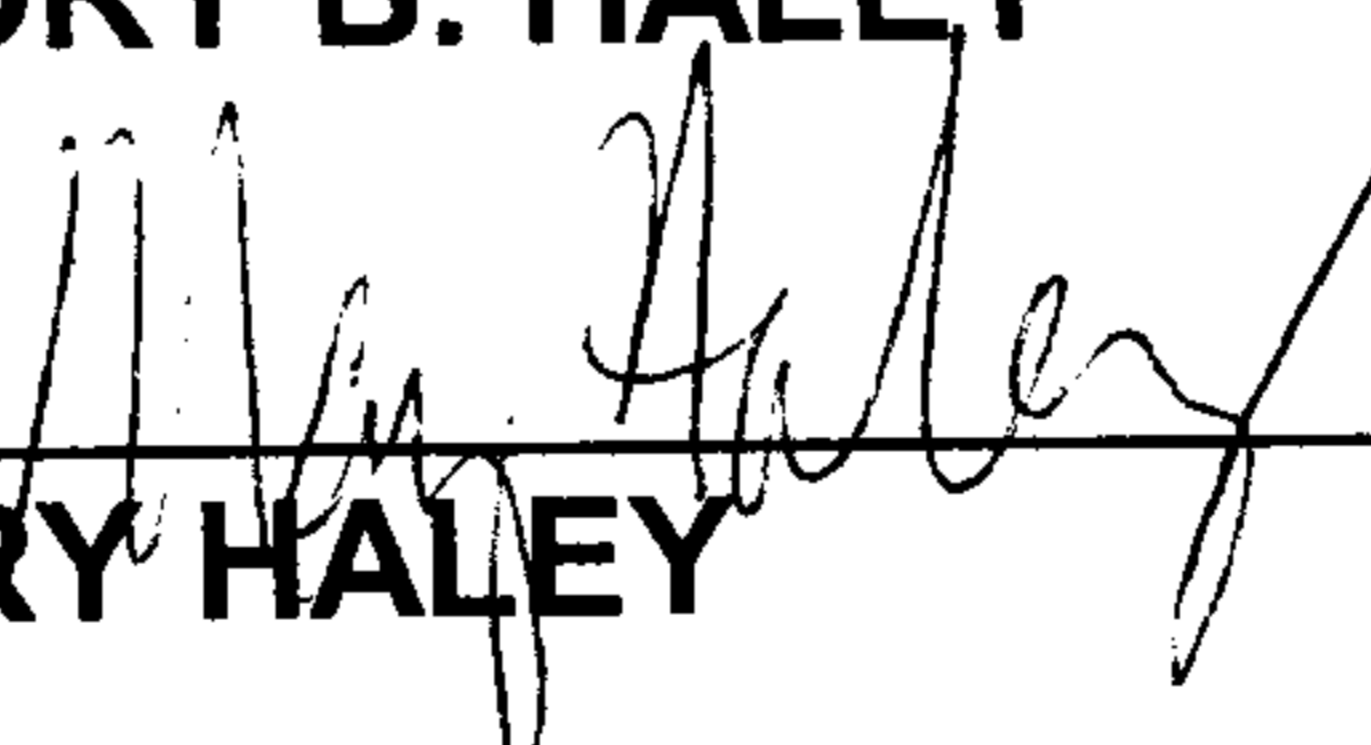
This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **553 CREEKVIEW DRIVE, PELHAM, AL 35124**, SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

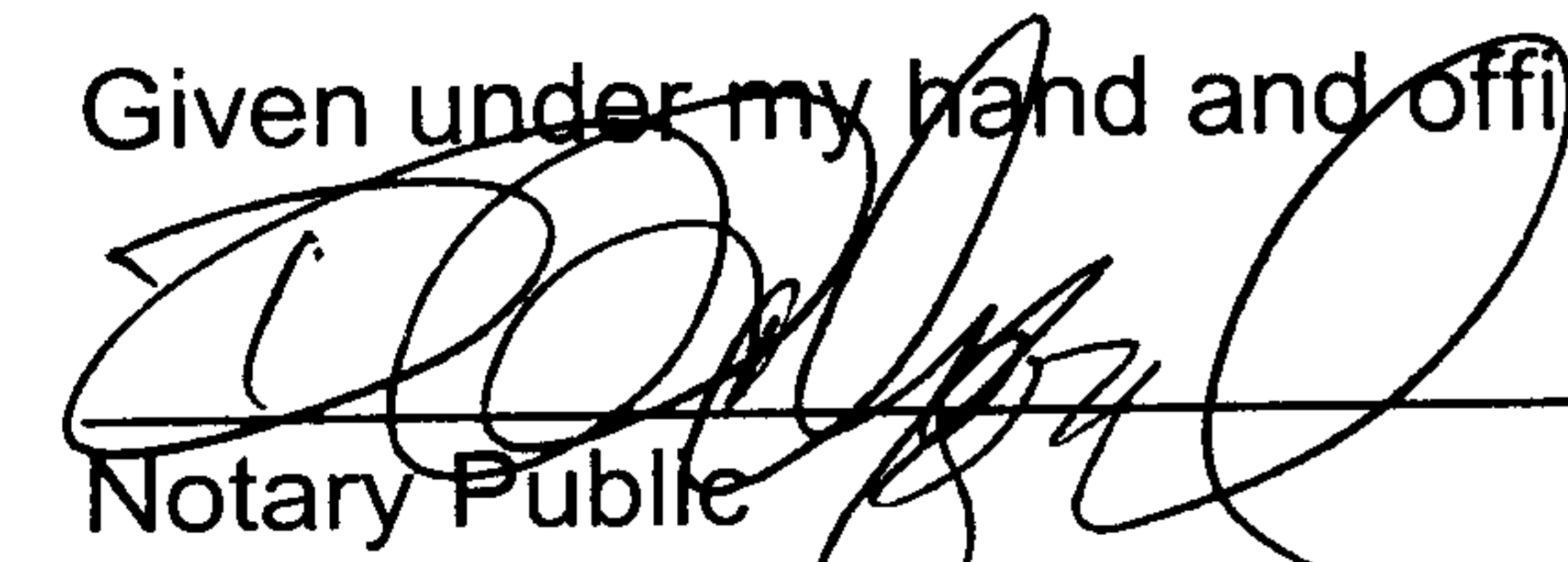
IN WITNESS WHEREOF, I/(we), **EMORY B. HALEY AND MARY HALEY**, have hereunto set my (our) hand(s) and seal(s) this **31ST** day of **AUGUST, 2005**.

 (SEAL)
EMORY B. HALEY
 (SEAL)
MARY HALEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **EMORY B. HALEY** 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, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31ST** day of **AUGUST, 2005**.


Notary Public
My commission expires: _____

