

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

RAMIRO MIGUEL ALCANTARA 7412 WYNDHAM PARKWAY HELENA, AL 35080

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

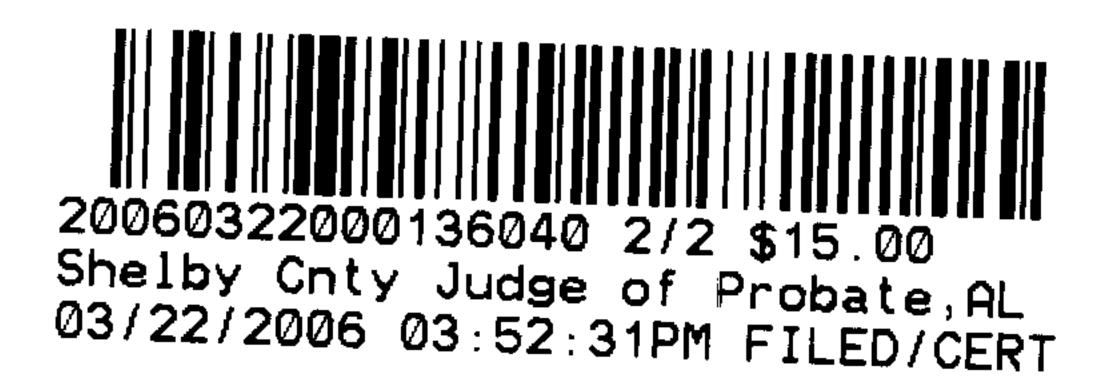
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY TWO THOUSAND DOLLARS and 00/100 (\$142,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHRISTOPHER A. WILLIAMS and SARAH S. WILLIAMS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RAMIRO MIGUEL ALCANTARA and MARIA ALCANTARA, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 23, according to the Amended Map of Wyndham, Wellington Sector, as recorded in Map Book 23, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.
- 3. EASEMENT(S) AS SHOWN BY RECORDED MAP.
- 4. RESTRICTION(S) AS SHOWN BY RECORDED MAP.
- 5. RESTRICTIONS AND EXCEPTIONS AS TO SINKHOLE PRONE AREA AS REFERRED TO IN INSTRUMENT 1997-24872.
- 6. EASEMENT TO TOWN OF HELENA, RECORDED IN DEED BOOK 305, PAGE 400; DEED BOOK 305, PAGE 394; DEED BOOK 305, PAGE 396; DEED BOOK 305, PAGE 398 AND DEED BOOK 305, PAGE 402.
- 7. EASEMENT TO PLANTATION PIPELINE COMPANY, RECORDED IN DEED BOOK 258, PAGE 49; DEED BOOK 113, PAGE 61; DEED BOOK 180, PAGE 192; DEED BOOK 258, PAGE 47; DEED BOOK 258, PAGE 49 AND DEED BOOK 180, PAGE 192.
- 8. EASEMENT RECORDED IN DEED BOOK 311, PAGE 153.
- 9. RIGHT OF INGRESS AND EGRESS AS RECORDED IN REAL 192, PAGE 743, REAL 250, PAGE 892; REAL 250, PAGE 894 AND REAL 251, PAGE 602.
- 10. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK



324, PAGE 362.

- EASEMENT TO SOUTHERN NATURAL GAS, RECORDED IN DEED BOOK 88, PAGE 551; DEED BOOK 146, PAGE 301, DEED BOOK 147, PAGE 579 AND DEED BOOK 213, PAGE 155.
- EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 142, PAGE 221; REAL 183, PAGE 230; REAL 230, PAGE 774 AND REAL 1, PAGE 332.
- 13. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN VOLUME 154, PAGE 384.
- 14. TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT RE: COVENANTS AND AGREEMENTS FOR CONSULTING FEES AS SHOWN BY INSTRUMENTS RECORDED IN INST. NO. 1997-94 AND INST NO. 1997-27775.

\$142,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CHRISTOPHER A. WILLIAMS and SARAH S. WILLIAMS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 7th day of March, 2006.

CHRISTOPHER A. WILLIAMS

SARAH S. WILLIAMS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRISTOPHER A. WILLIAMS and SARAH S. WILLIAMS, HUSBAND AND WIFE, 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, or the very executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of March, 2006.

Notary Public

My commission expires: