

20060323000136420 1/2 \$293.00
Shelby Cnty Judge of Probate, AL
03/23/2006 09:00:49AM FILED/CERT

Shelby County, AL 03/23/2006
State of Alabama

Deed Tax: \$279.00

SEND TAX NOTICE TO:
Thomas C. Dender
Gina A. Dender
1546 Wingfield Court
Birmingham, Alabama 35242

FRS File No.: 466292

Customer File No.: 3382577

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Nineteen Thousand Dollars (\$519,000.00)** DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jesus Soto Jr. and Anna Liza Soto, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Thomas C. Dender and Gina A. Dender, joint tenants with right of survivorship**

(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 1612, according to the Survey of Brook Highland, 16th Sector, Phase II, an Eddleman Community, as recorded in Map Book 28, Page 16, in the Probate Office of Shelby County, Alabama; being situated in 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 1546 Wingfield Court, 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, as joint tenants with right of survivorship

\$240,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 22nd day of February, 2006.

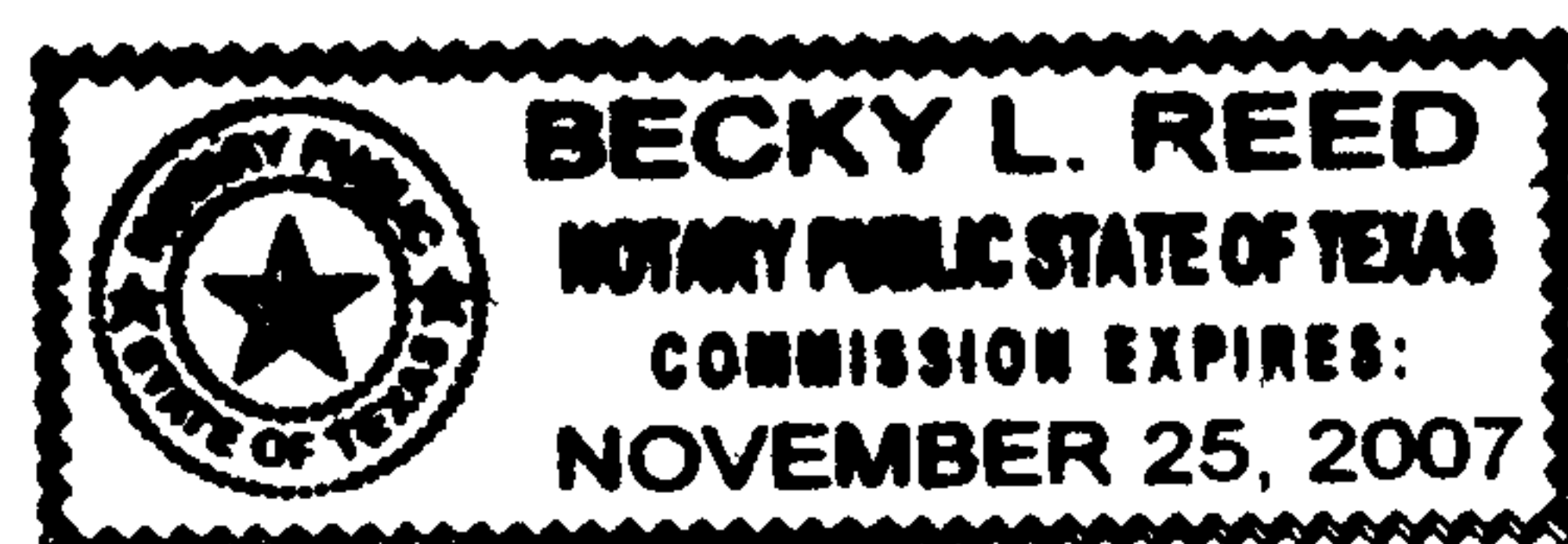
[Signature] (Seal)
Jesus Soto Jr.

[Signature] (Seal)
Anna Liza Soto

THE STATE OF Texas
COUNTY OF Harris }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jesus Soto Jr. 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, Jesus Soto Jr. executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27th day of February, 2006.



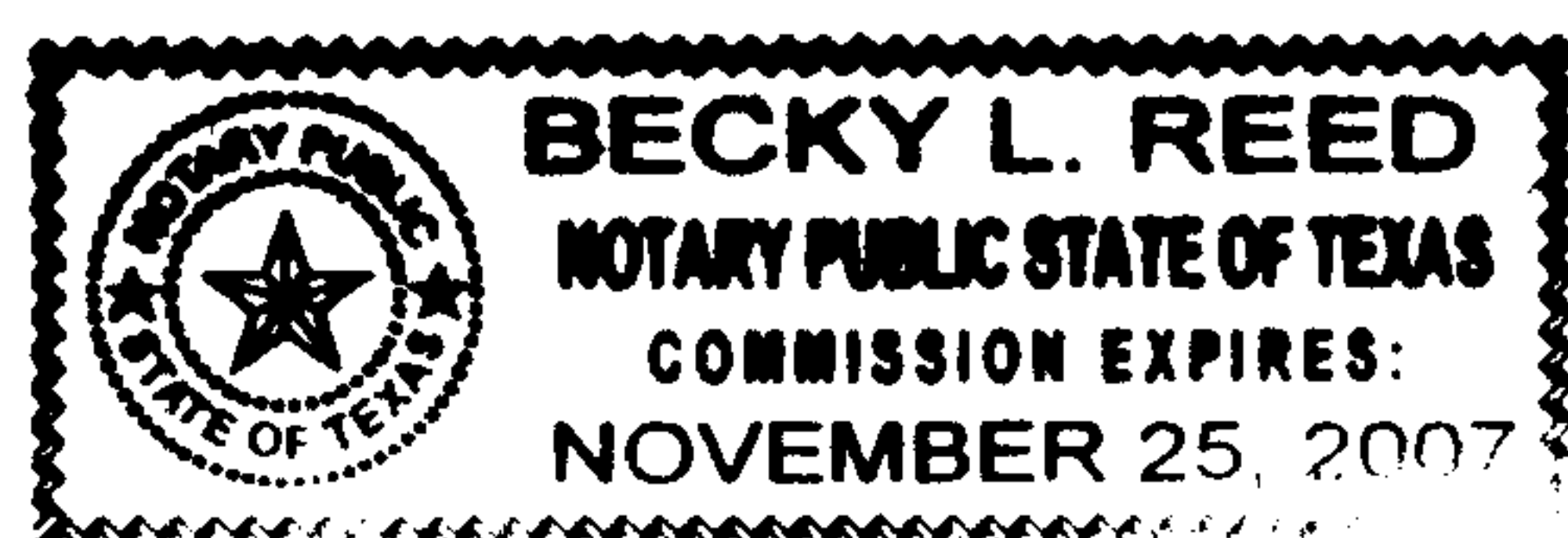
[Signature] (Seal)
Notary Public

11-25-2007
My Commission Expires

THE STATE OF Texas
COUNTY OF Harris }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anna Liza Soto 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27th day of February, 2006.



[Signature] (Seal)
Notary Public

11-25-2007
My Commission Expires

This document prepared by: Eileen Martinka, Closing Specialist, 10010 San Pedro, Suite 800, San Antonio, TX 78216

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