

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
The Parkwoods Building, Suite 290
402 Office Park Drive
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Javier Serrano
114 Meadowlark Place
Alabaster, AL 35007



20060328000144180 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/28/2006 01:23:53PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighteen Thousand and 00/100 (\$118,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, US Bank NA (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Javier Serrano (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, Block 1, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$118,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hands and seals this the 17th day of March, 2006.

US Bank NA

By: Marcia Johnson, Vice President

STATE OF MINNESOTA
COUNTY OF DAKOTA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcia Johnson, whose name as Vice President of US Bank NA is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, she, in her capacity as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of March, 2006.

NOTARY PUBLIC
My Commission Expires:

