

20060421000187130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/21/2006 10:38:51AM FILED/CERT

RELL, INC.
5336 Stadium Trace Parkway
Suite #104
Hoover, Alabama 35244
40.000059

Send tax notice to:
Bao Luu
28 Ashford Circle
Hoover, AL 35244

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

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty One Thousand and 00/100 Dollars (\$161,000.00) in hand paid to the undersigned, Jose R Munoz and spouse, Maria L Munoz (hereinafter referred to as "Grantors") by Bao Luu (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28-A, according to the Survey of the Resurvey of Lots 25, 26, 27, 28, 29, 30, 31 and 32 of the amended Map of Chase Plantation as recorded in Map Book 8, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
RESTRICTIONS, COVENANTS, CONDITIONS, BUILDING SETBACK LINES,
EASEMENTS AND RIGHTS OF WAYS OF RECORD.
MINERAL AND MINING RIGHTS AS RECORDED IN DEED BOOK 127, PAGE
140.

ALL OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF TWO
MORTGAGE LOANS.

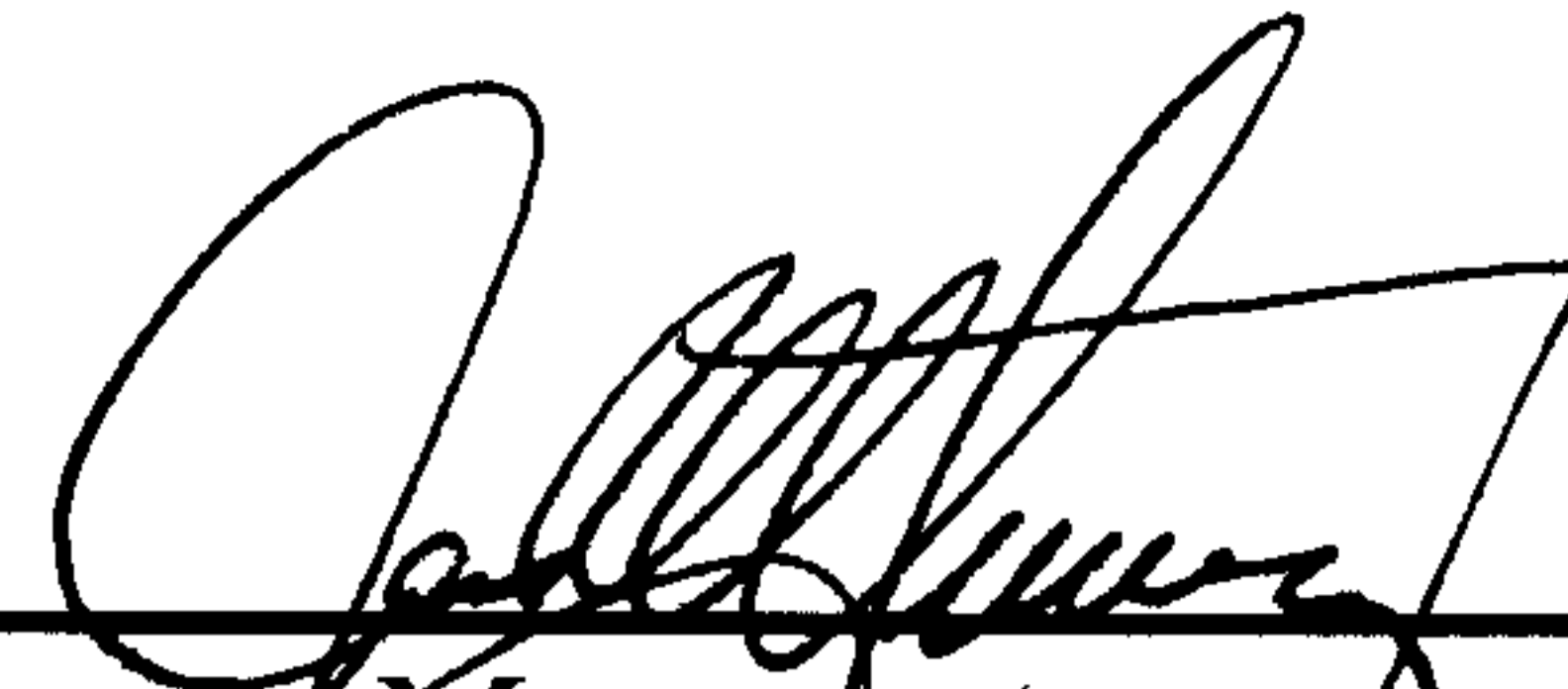
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

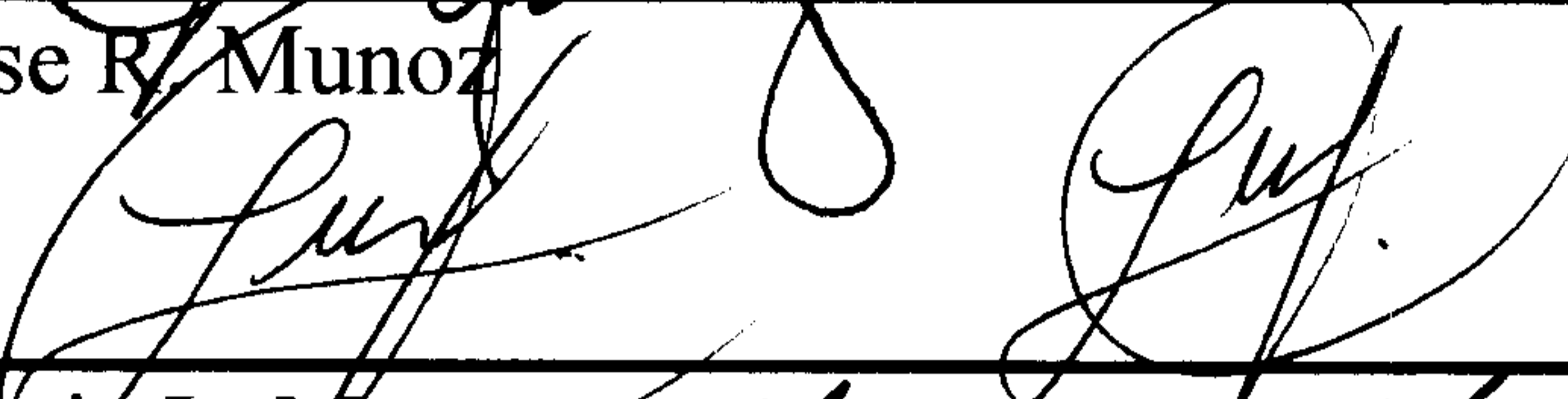


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IN WITNESS WHEREOF, Grantors have set their signatures on this the 16th
day of Mar 2006.



Jose R. Munoz

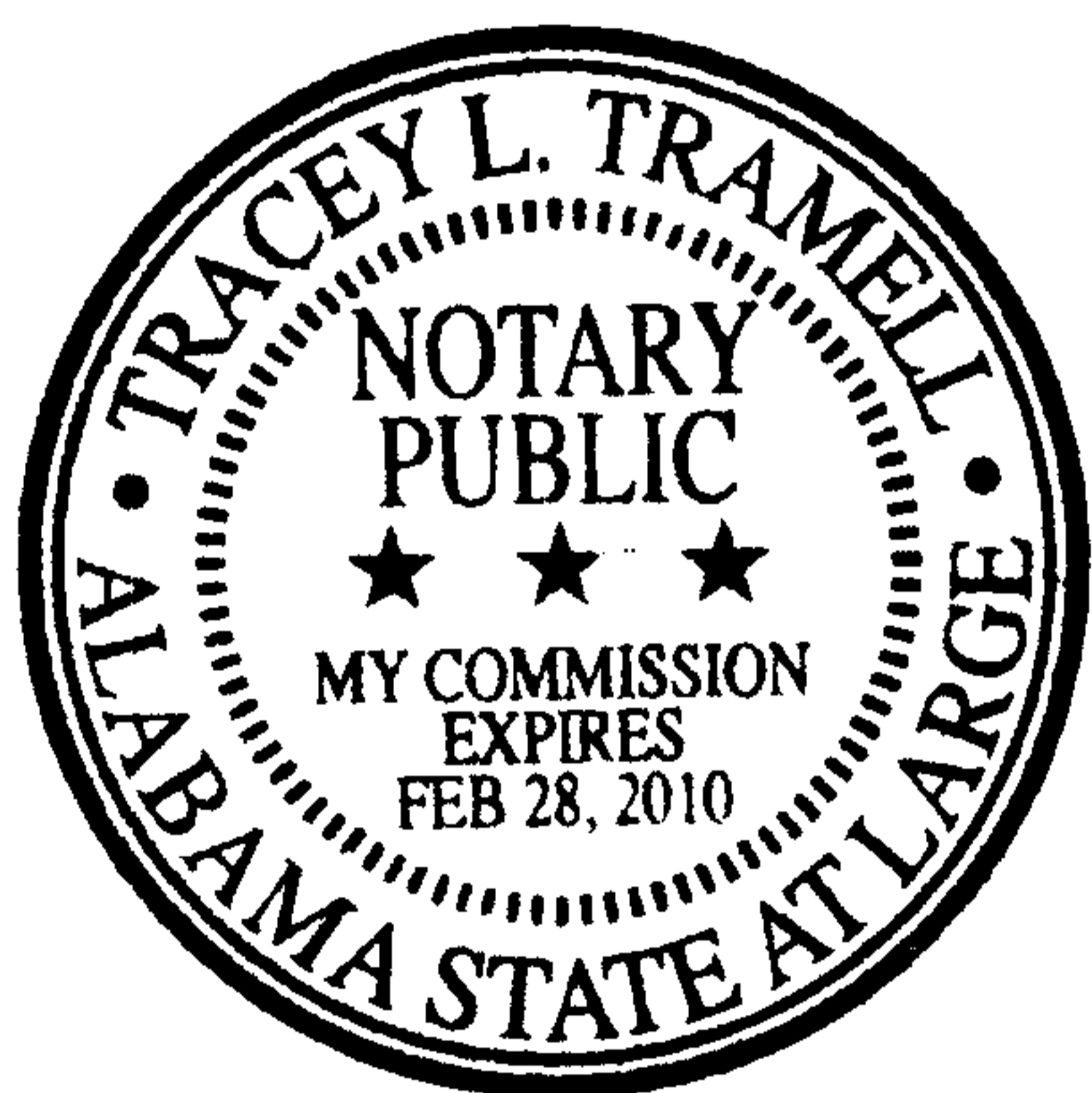


Maria L. Munoz *Maria L. Munoz*

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jose R. Munoz and Maria L. Munoz, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of Mar 2006.





Notary Public

Print Name:
Commission Expires: