Shelby Cnty Judge of Probate, AL 06/06/2006 12:30:19PM FILED/CERT

This instrument was prepared by: David P. Condon, P. C. 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Helena, Alabama 35080

WARRANTY DEED

| STATE | OF | ALABAMA |) |
|-------|----|---------|---|
| | | | |

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Fifty-Four Thousand and 00/100 Dollars (\$154,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Mark L. Richardson and his wife Jennice Richardson

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Ubaldo Aguirre Reyes

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, Block 3, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

\$154,900.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- 2006 ad valorem taxes not yet due and payable; (1)
- all mineral and mining rights not owned by the Grantors; and **(2)**
- all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

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

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 24th day of May, 2006.

Mark L. Richardson

Jennice Richardson

STATE OF ALABAMA

JEFFERSON COUNTY)

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

Given under my hand and official seal this 24th day of May, 2006.

Noton's Public: David P. Condon My Commission Expires: 2-12-10