

20060616000289170 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
06/16/2006 02:26:59PM FILED/CERT

Shelby County, AL 06/16/2006
State of Alabama

Deed Tax: \$13.00

Send tax notice to:

Ivelisse Sanchez

104 Hidden Creek Cove

Pelham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

NTC0600321

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Eight Thousand Six Hundred Fifty and 00/100 Dollars (\$128,650.00) in hand paid to the undersigned, David Watson and Terri Watson, Husband and Wife, (hereinafter referred to as "Grantor") by Ivelisse Sanchez (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

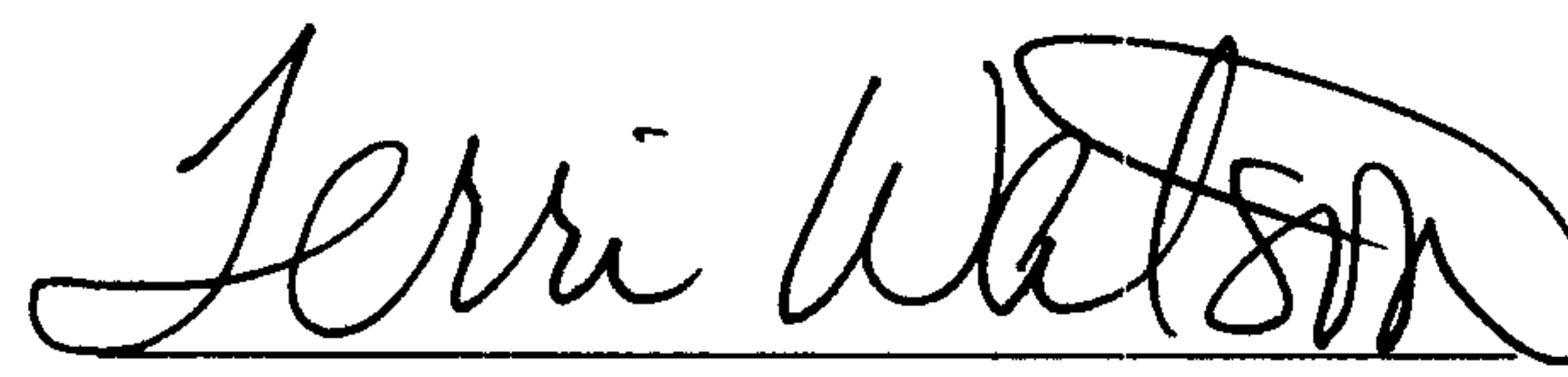
\$115,785.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs 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.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
9th day of June, 2006.


David Watson

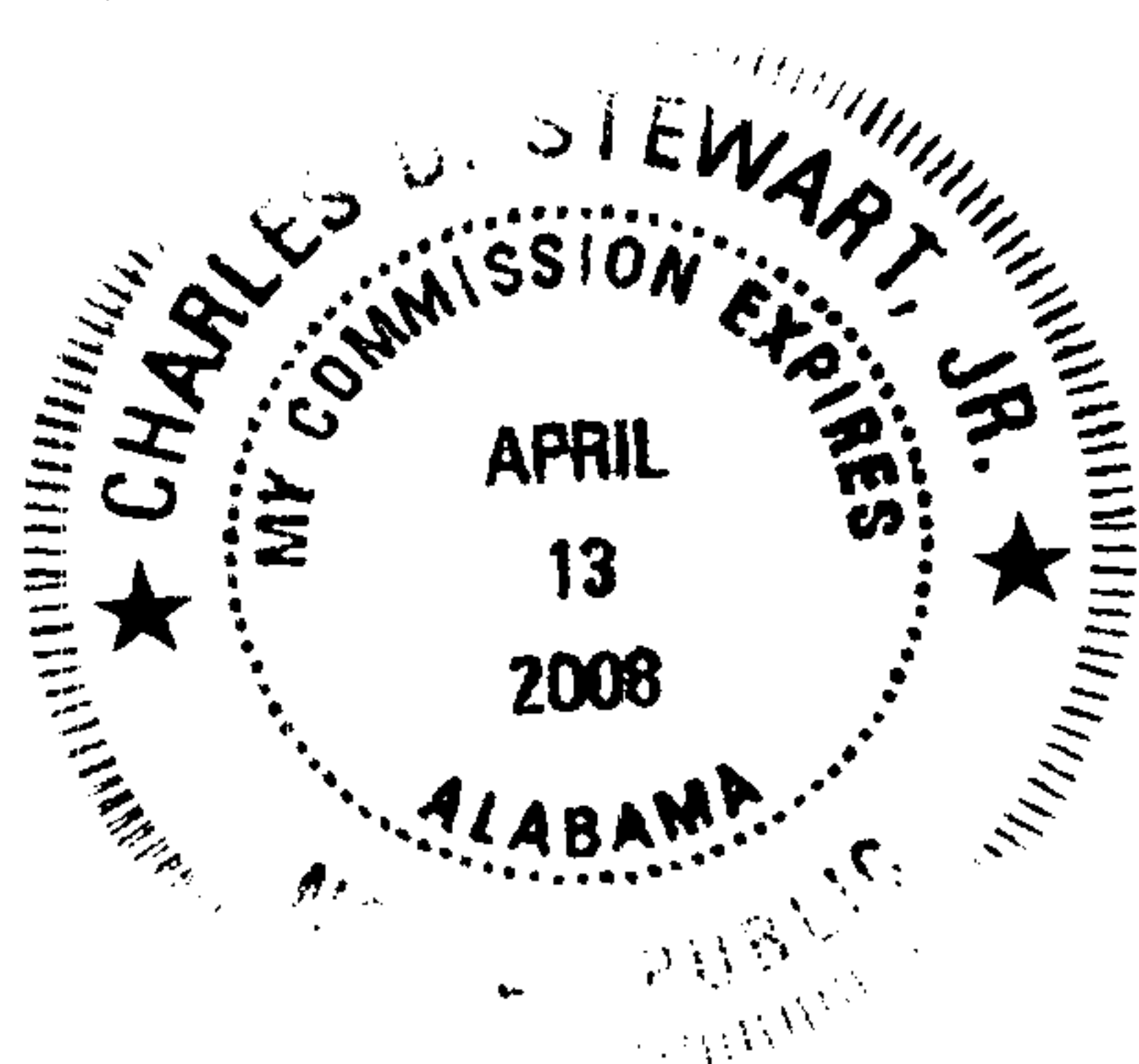

Terri Watson

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that David Watson and Terri Watson, Husband and Wife, whose name is signed to
the foregoing instrument, and who is 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 9th day of June, 2006.

(Notary Seal)




Notary Public

Print Name:

Commission Expires:

4-13-08