Prepared By:
Landvest Title, Inc.
Two Chase Corporate Center
Suite 90
Birmingham, AL 35244

Send Tax Notice To:
Russell and Julie Tate
5156 Jameswood Drive
Birmingham, AL 35244

20060719000348160 1/1 $64.50
Shelby Cnty Judge of Probate, AL
07/19/2006 11:43:58AM FILED/CERT

WARRANTY DEED with Right of Survivorship

State of Alabama
Shelby County

This Deed is made and entered into this the 12th day of July, 2006, by and between Manuel Saenz, Jr. and Kye Suk Saenz, husband and wife, herein called GRANTORS, and Russell L. Tate and Julie B. Tate, as Joint Tenants with Right of Survivorship, herein called GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty-six Thousand and 00/100 dollars Dollars $266,000.00***

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto said Grantees, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Lot 15, according to the Survey of Jameswood, First Sector, as recorded in Map Book 10, Page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS.
SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.

$212,800.00 of the above-mentioned purchase price was paid by a First Mortgage filed simultaneously herewith.
$18,200.00 of the above-mentioned purchase price was paid by a Second Mortgage filed simultaneously herewith.

Grantors do for ourselves and for our Heirs, Executors and Administrators covenant with the Grantees, her heirs and assigns, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Manuel Saenz, Jr. and Kye Suk Saenz, Grantors, have hereunto set their signatures and seals this the 12th day of July, 2006.

Shelby County, AL 07/19/2006
State of Alabama

Deed Tax:$53.50

Manuel Saenz, Jr. by David Saenz
Manuel Saenz, Jr. by David Saenz
His Attorney-in-fact

Kye Suk Saenz by David Saenz
Kye Suk Saenz by David Saenz
Her Attorney-in-fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, hereby certify that the Grantors, Manuel Saenz, Jr. and Kye Suk Saenz, by David Saenz, their Attorney-in-fact, whose names are signed to the foregoing conveyance, being informed of the contents of the foregoing conveyance, they executed the same voluntarily.

Given under my hand and seal this the 12th day of July, 2006.

Shannon Bagley
Notary Public
My Commission Expires: 8/20/09