SEND TAX NOTICE TO:
Griselda Garcia
106 Park Hill
Alabaster, AL 35007

20060720000351550 1/1 $26.50
Shelby Cnty Judge of Probate, AL
07/20/2006 01:14:13PM FILED/CERT

Shelby County, AL 07/20/2006
State of Alabama

Deed Tax:$15.50

This instrument was prepared by:
Gregory Wayne Lee, Esquire
Lee & McClelland
P.O. Box 430222
Birmingham, AL 35243

WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Four Thousand Nine Hundred dollars & no cents ($154,900.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Richard T. Blevins and Elizabeth S. Blevins, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Griselda Garcia** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 41, ACCORDING TO THE MAP OF FOREST HILLS, 2ND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 50 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
Subject to: (1) Taxes for the year 2006 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

$ 139410.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 30, 2006** .

_____(Seal)

_____(Seal)

_____(Seal)
Richard T. Blevins

_____(Seal)
Elizabeth S. Blevins

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard T. Blevins and Elizabeth S. Blevins** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2006

_____
Notary Public.

My Commission Expires: 2-5-07

WARRANTY DEED
Closers' Choice