



20060802000371730 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
08/02/2006 11:09:24AM FILED/CERT

NTC 0600496

Send tax notice to:
ADONIS R. MUNGCAL
255 S. GRAND AVENUE
SUITE 1403
LOS ANGELES, CA 90012

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Shelby County, AL 08/02/2006
State of Alabama
Deed Tax:\$44.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nineteen Thousand Two Hundred and 00/100 Dollars (\$219,200.00) in hand paid to the undersigned, Huntington Hapworth and Adele Hapworth, Husband and Wife (hereinafter referred to as "Grantor") by Adonis R. Mungcal (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 52, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 30, Page 37 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is herein collectively referred to as the "Declaration").

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.**

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF
GRANTEE.**

**\$175,360.00 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,



20060802000371730 2/3 \$61.00
Shelby Cnty Judge of Probate, AL
08/02/2006 11:09:24AM FILED/CERT

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 26th day of July, 2006.

*Huntington Hapworth
by his Attorney in fact, Adele Hapworth*

Huntington Hapworth
by his Attorney in Fact, Adele Hapworth

Adele Hapworth
Adele Hapworth

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adele Hapworth, a Married Woman, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2006.



Paula D. Levitt
Notary Public
Print Name: *Paula D. Levitt*
Commission Expires: *12-18-07*

20060802000371730 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
08/02/2006 11:09:24AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ADELE HAPWORTH, whose name as Attorney in fact for HUNTINGTON HAPWORTH, a married man, 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, she executed the same voluntarily in her capacity as Attorney in fact for HUNTINGTON HAPWORTH on the day the same bears date.

Given under my hand and official seal this the 26TH DAY OF JULY, 2006.


Notary Public
Print Name: *Paula D. Levitt*
Commission Expires: *12-18-07*

[NOTARY SEAL]

