

This instrument prepared by:

LAW OFFICE OF JOHN R. FRANKS, JR., LLC  
ATTORNEY AT LAW

JOHN R. FRANKS, JR.

2820 COLUMBIANA ROAD, SUITE 210  
BIRMINGHAM, ALABAMA 35216

TELEPHONE (205) 313-3966  
FACSIMILE (205) 823-5374

20061102000540040 1/2 \$47.50  
Shelby Cnty Judge of Probate, AL  
11/02/2006 09:25:15AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

§  
§  
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$33,500 and other good and valuable consideration JOSEPH J. STANBRIDGE and wife, PAULA B. STANBRIDGE ("Grantors"), grant, bargain, sell, and convey to JAIME JIMENEZ ("Grantee") all of Grantors' right, title and interest in and to the following described real estate located in Shelby County, Alabama (the "Real Property"):

Lot 7, according to the survey of Deer Springs Estates, as recorded in Map Book 5, Page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following: A part of Lot 7 of Deer Springs Estates as recorded in Map Book 5, Page 38, in the Probate Office of Shelby County, Alabama, more particularly described as follows: beginning at the northwest corner of said Lot 7 and run thence westerly along the north line of same said Lot 7 a distance of 100.00 feet to a point, thence turn 90 degrees right and run southerly 12.00 feet to a point, thence turn 96 degrees 50 minutes 34 seconds right and run northeasterly a distance of 100.71 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is made to Grantee absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property.

Grantors warrant and represent to Grantee that (i) Grantors are lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantors are entitled to the immediate possession of the Real Property; and (iv) Grantors have the right to sell and convey the Real Property to Grantee.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 23 day of October 2006.

Shelby County, AL 11/02/2006  
State of Alabama

Deed Tax: \$33.50

  
Joseph J. Stanbridge, Grantor

  
Paula B. Stanbridge, Grantor

20061102000540040 2/2 \$47.50  
Shelby Cnty Judge of Probate, AL  
11/02/2006 09:25:15AM FILED/CERT

STATE OF ALABAMA           §  
Shelby COUNTY       §       SS.  
                                  §

I, the undersigned notary public in and for said county in and for said state, hereby certify that Joseph J. Stanbridge and Paula B. Stanbridge, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of October 2006.

Christa Hill

Notary Public

My Commission Expires: 5/20/07

Send Tax Notice To:

Jaime Jimenez

1407 Adams Street

Pelham, AL 35124