



20061103000542460 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
11/03/2006 01:35:21PM FILED/CERT

BHM0600575

Send tax notice to:

Eloi Ramos

133 Hidden Creek Cove

Pelham, AL 35124

BHM0600575

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

Shelby County, AL 11/03/2006
State of Alabama

Deed Tax: \$6.50

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$127,500.00) in hand paid to the undersigned Edward A. Urban and Christa Urban, Husband and Wife, (hereinafter referred to as Grantors") by Eloi Ramos and Vilma Ramos,

(hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

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

\$121,125.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, Grantor(s) Edward A. Urban and Christa Urban hereunto set their signature(s) and seal(s) on October 27, 2006.



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Edward A. Urban
Edward A. Urban

Christa Urban
Christa Urban

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward A. Urban and Christa Urban, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2006.

(NOTARIAL SEAL)

Mary Pamela Short
Notary Public
Print Name:
Commission Expires: 8/28/10

