200701090000011920 1/1 \$51.00 Shelby Cnty Judge of Probate, AL 01/09/2007 10:45:10AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

Send tax notice to: Juan Jose Castaneda 117 Heather Way Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred twenty-six thousand nine hundred and 00/100 (\$226,900.00) DOLLARS (of which amount \$186,900.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Felipe Ferrer, Trustee of the 117 Heather Way Pelham Trust (herein referred to as grantors) do grant, bargain, sell and convey unto Juan Jose Castaneda (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 20, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, Page 22, in the Probate Office of Shelby County, Alabama, as per plat thereof recorded in the Office of the Recorder of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 l (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEÉ, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 3, 2007.

WITNESS:

Shelby County, AL 01/09/2007 State of Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

Felipe Ferrer, Trustee of the Deed Tax: \$40.00 117 Heather Way Pelham Trust

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Felipe Ferrer, Trustee of the 117 Heather Way Pelham Trust, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such trustee and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said trust.

Given under my hand and official seal on January 3, 2007.

My commission expires: 4-6-08

ARY PUBLIC

(SEAL)