

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$135,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Howard B. Baker, Sr., married, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Eduardo Salgado, unmarried, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 7 according to the Resurvey of Parkview Townhomes, Plat No. 1 as recorded in Map Book 26, Page 92, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$135,900.00 was paid from first mortgage recorded herewith.

Grantee's address: 140 Canyon Park Trail
Pelham, Alabama 35124

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against The lawful claims of all persons. I N
WITNESS WHEREOF, I has hereunto set my hand and seal on this the

13th day of February 2007

Howard B. Baker, Sr.
Howard B. Baker, Sr.

STATE OF ALABAMA

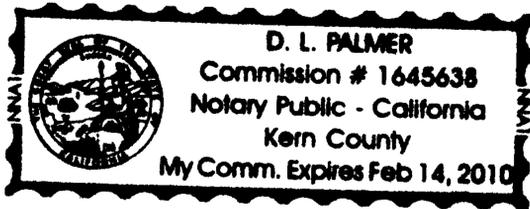
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Howard B. Baker, Sr., married, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of February, 2007

D. L. Palmer
Notary Public

My Commission Expires:
Feb 14, 2010



HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
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