

20070509000216960 1/2 \$87.00
Shelby Cnty Judge of Probate, AL
05/09/2007 09:33:20AM FILED/CERT

Prepared By:
Holliman & Shockley
2491 Pelham Pkwy
Pelham, Al 35124

Send Tax Notice to:
1013 PARKERS COVE
Montevallo, Alabama 35115

Shelby County, AL 05/09/2007
State of Alabama

Deed Tax: \$73.00

\$157,900.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Fifty Seven Thousand Nine Hundred And 00/100 to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Landrum Builders, Inc., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto JAVIER TEJEDA HERNANDEZ, (hereinafter referred to as GRANTEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 39A according to the Survey of AMMERSEE LAKES 2ND SECTOR as recorded in Map Book 36, Page 99, 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.

\$85,000.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.


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

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it 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 it has a good right to sell and convey the same as
 aforesaid; that it will and its successors and assigns shall,
 warrant and defend the same to the said GRANTEES, their heirs and
 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its
 signature by Ronny Landrum its President on this the 27
 day of APRIL, 2007.

Landrum Builders, Inc.

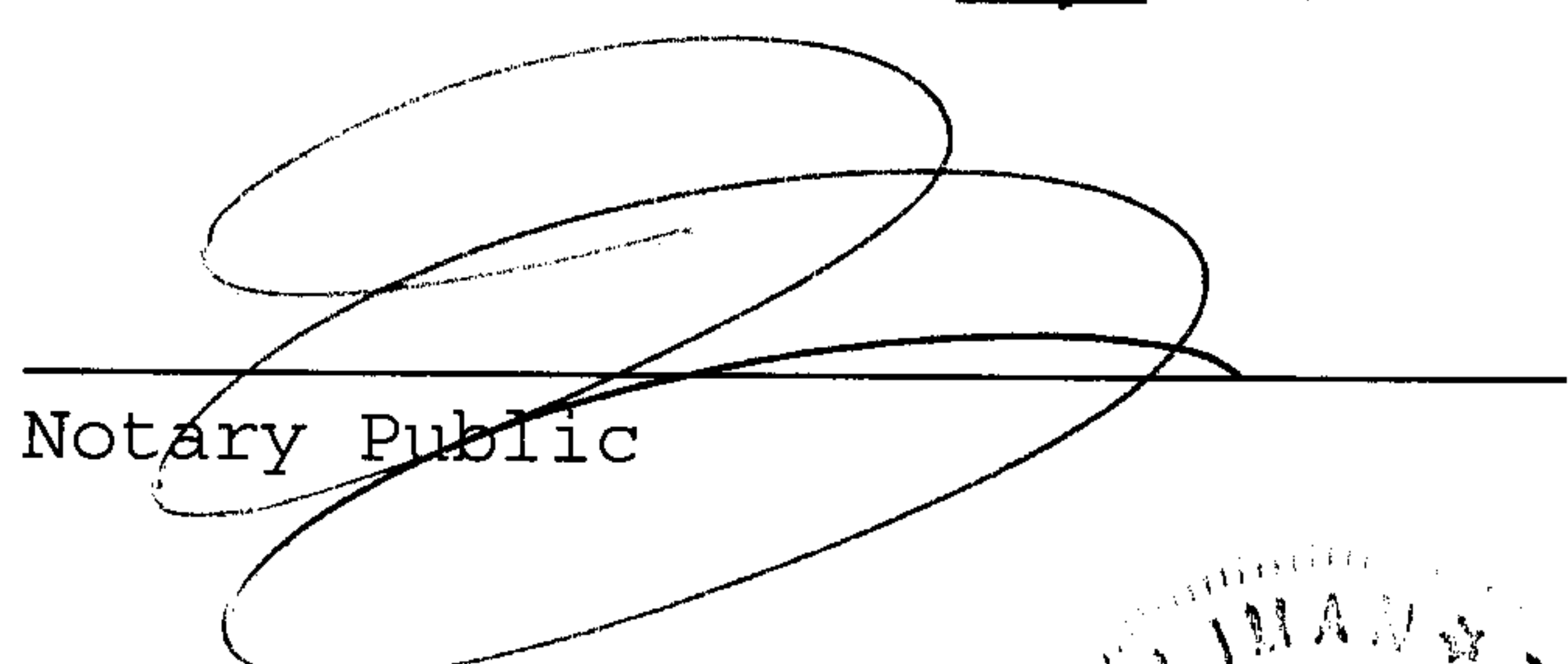

 Ronny Landrum, President

STATE OF ALABAMA

COUNTY OF SHELBY

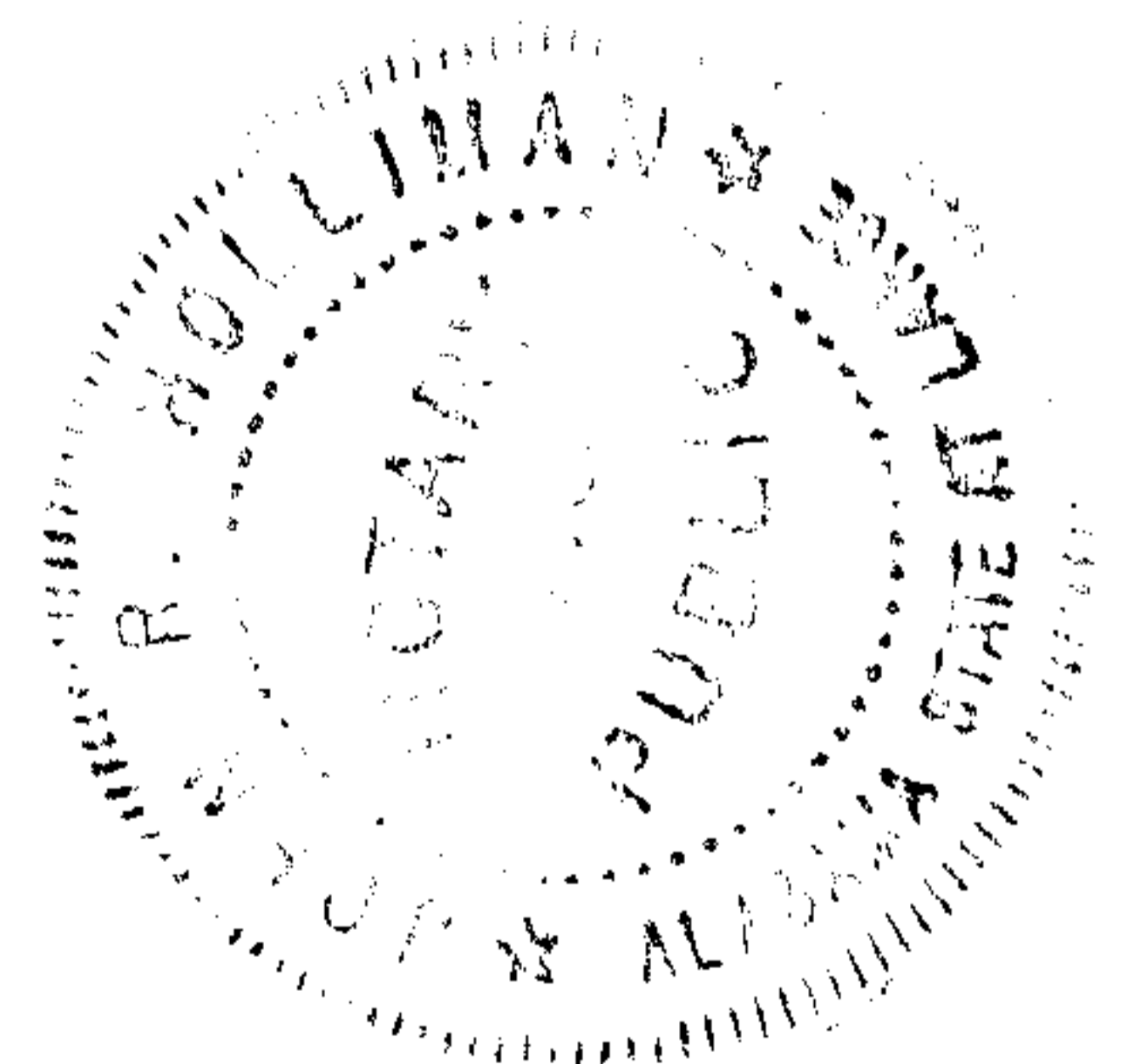
I, the undersigned, a notary public in and for said county
 in said state, hereby certify that Ronny Landrum as President of
 Landrum Builders, Inc. is signed to the foregoing conveyance, and
 who is known to me, acknowledged before me on this day that,
 being informed of the contents of the conveyance, he as such duly
 authorized officer executed the same voluntarily for and as the
 act of said corporation.

Given under my hand and official seal this the 27 day of
APRIL, 2007.


 Notary Public

My Commission Expires:

08-29-10



HOLLIMAN & SHOCKLEY
 ATTORNEYS AT LAW
 201 PELHAM PARKWAY
 BIRMINGHAM, ALABAMA 35124