

# WARRANTY DEED

## This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

## SEND TAX NOTICE TO:

Miguel B. Galindo  
Amalia S. Galindo  
5349 Riverbend Trail  
Birmingham, AL 35244

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty Five Thousand and No/100 Dollars (\$265,000.00 ), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Charles Bryson Baird, Jr.** , a married man , (herein referred to as Grantor) does grant, bargain, sell and convey unto **Miguel B. Galindo and Amalia S. Galindo** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 22, according to the Survey of Sandpiper Trail Subdivision Sector II, as recorded in Map Book 12, Page 44, in the Probate Office of Shelby County, Alabama.

\$212,000.00 of the consideration has been paid from the proceeds from a purchase money first mortgage.  
\$53,000.00 of the consideration has been paid from the proceeds from a purchase money second mortgage.

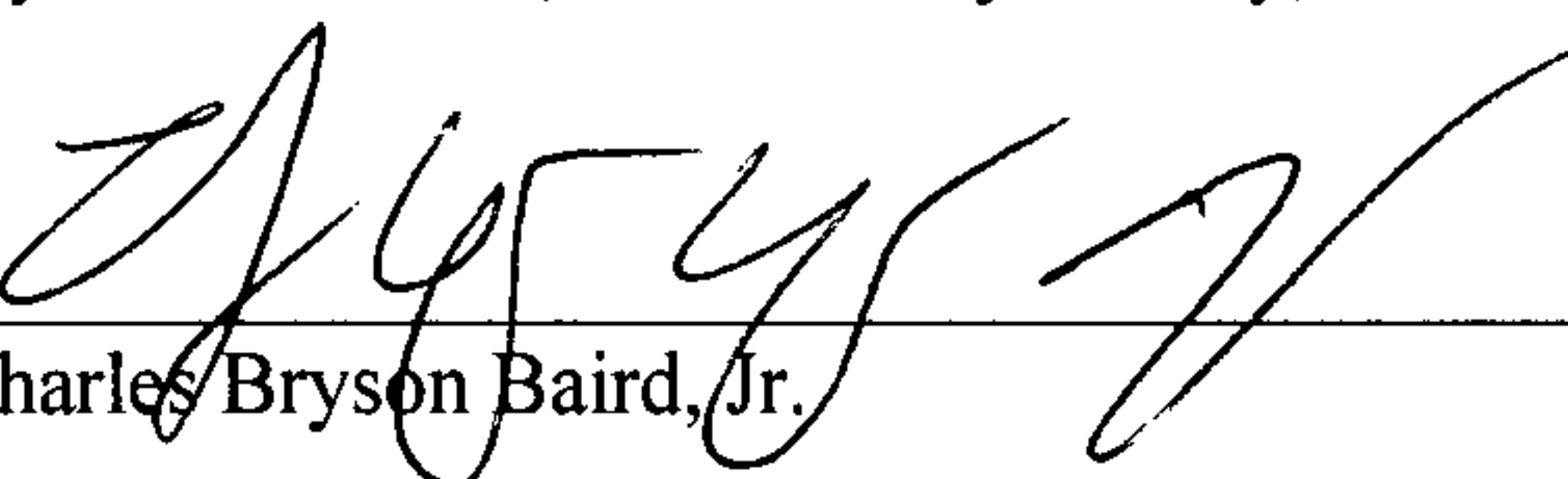
This property is not the homestead of Charles Bryson Baird, Jr., the grantor, nor his wife.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

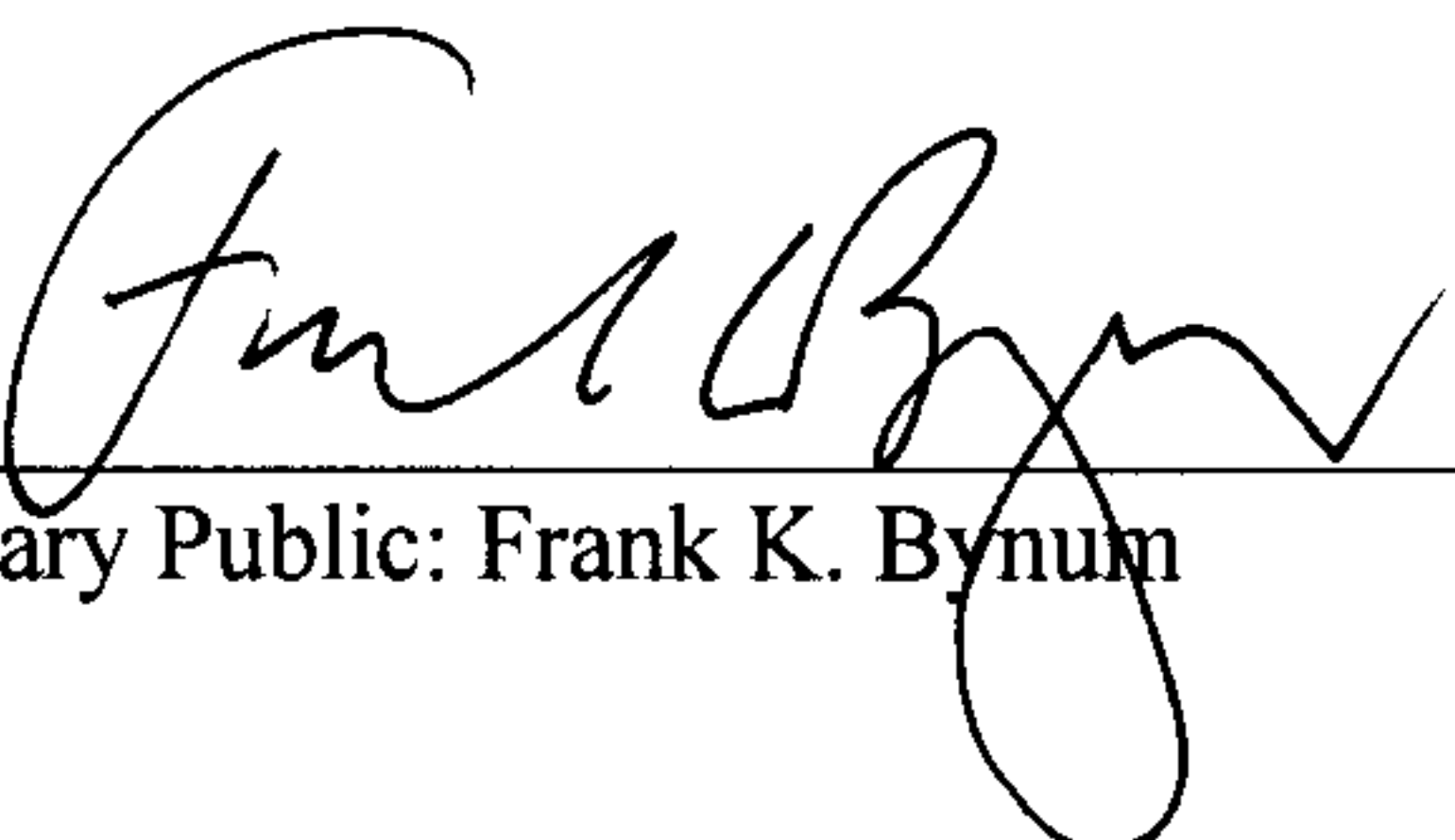
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of May, 2007.

  
Charles Bryson Baird, Jr.


STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Charles Bryson Baird, Jr., a married man, 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 31st day of May, 2007.

  
Notary Public: Frank K. Bynum

My Commission Expires: 11/20/08

  
20070606000263130 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
06/06/2007 10:26:08AM FILED/CERT