

20070724000345040 1/2 \$161.00
Shelby Cnty Judge of Probate, AL
07/24/2007 01:28:06PM FILED/CERT

This Document Prepared By:
Fernando Arceo Galvan
912 Willow Bend Drive
Pelham, Alabama 35124

After Recording Send Tax Notice To:
Fernando Arceo Galvan, et al
912 Willow Bend Drive
Pelham, Alabama 35124

**Recordings Requested by &
When Recorded Return To:**

Assessor's Parcel Number: 13-1-01-3-003-055.000

US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
40235282-1

WARRANTY DEED
TITLE OF DOCUMENT

T007-072853 KXT Rec 1st

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Fernando Arceo Galvan who acquired title incorrectly as Fernando Galvan Arceo and Rosa Elena Alvarez, husband and wife**, (herein referred to as grantor, whether one or more), whose mailing address is 912 Willow Bend Drive, Pelham, Alabama 35124, grant, bargain, sell and convey unto **Fernando Arceo Galvan and Rosa Elena Alvarez, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee, whether one or more), whose mailing address is 912 Willow Bend Drive, Pelham, Alabama 35124, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 23, BLOCK 2, ACCORDING TO CAHABA VALLEY ESTATES, THIRD SECTOR AS RECORDED IN MAP BOOK 5, PAGE 107, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

COMMONLY known as: 912 Willow Bend Drive, Pelham, Alabama 35124

Source of Title Ref.: Deed: Recorded May 31, 2005; BK 2005053100, PG 0260590

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

F.A.C. is homestead property of the said Grantor

_____ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Fair Market Value of property is \$145,600.00



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AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, **Fernando Arceo Galvan** and **Rosa Elena Alvarez** have hereunto set my (our) hand(s) and seal(s), this 30 day of June, 2007.

Fernando Arceo Galvan
Fernando Arceo Galvan

Rosa Elena Alvarez
Rosa Elena Alvarez

General Acknowledgement

STATE OF Alabama
Shelby COUNTY

I, Amanda Hughes a Notary Public in and for said County, in said State, hereby certify that **Fernando Arceo Galvan and Rosa Elena Alvarez**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 30 day of June, 2007.



Amanda Hughes
NOTARY PUBLIC Amanda Hughes
My Commission Expires: 9/23/10

Shelby County, AL 07/24/2007
State of Alabama

Deed Tax: \$146.00



U40235332-03NP02

WARRANTY DEED
LOAN# T007-072853
US Recordings