



20071019000485820 1/2 \$16.50  
Shelby Cnty Judge of Probate,AL  
10/19/2007 10:43:57AM FILED/CERT

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

Shelby County, AL 10/19/2007  
State of Alabama

Deed Tax:\$2.50

\$155,000.00

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 GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, THOMAS JOSEPH NELSON, Jr. and JULIA ALLEN NELSON, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto JOHN F. CUELLAR and CLAUDIA VELASQUEZ, husband and wife, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 75 according to the Survey of RESURVEY OF FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 4 as recorded in Map Book 29, Page 83, 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.

\$152,605.00 was paid from first mortgage recorded herewith.

Grantee's address: 136 HIGH RIDGE TRACE  
Pelham, Alabama 35124

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and

assigns forever, against The lawful claims of all persons. I N  
WITNESS WHEREOF, we have hereunto set our hands and seals on this  
the 15 day of Oct, 2007.

Thomas Joseph Nelson, Jr.  
THOMAS JOSEPH NELSON, JR.

Julia Allen Nelson  
JULIA ALLEN NELSON

STATE OF ALABAMA

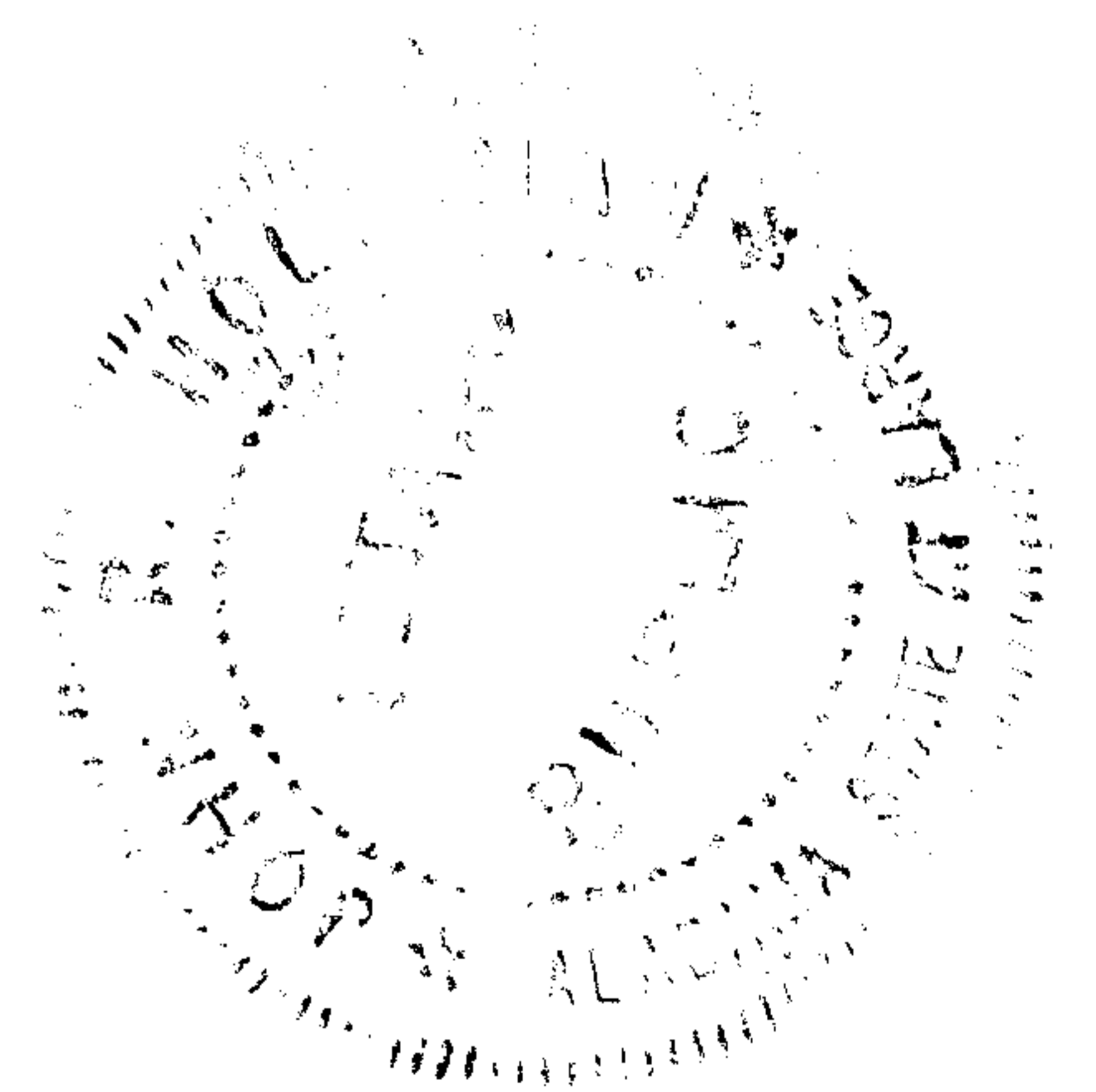
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that THOMAS JOSEPH NELSON, Jr. and  
JULIA ALLEN NELSON, husband and wife, whose names are signed to  
the foregoing conveyance, and who are known to me, acknowledged  
before me on this day that, being informed of the contents of the  
conveyance, they executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this the 15 day of  
Oct, 2007.

John Holliman  
Notary Public

My Commission Expires:  
08/29/10



HOLLIMAN & SHOCKLEY  
ATTORNEYS AT LAW  
2491 PELHAM PARKWAY  
PELHAM, ALABAMA 35124