

20071204000547830 1/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
12/04/2007 08:55:19AM FILED/CERT

**This Document Prepared By:**

Celena Appling  
589 Forest Lakes Drive  
Sterrett, Alabama 35147

Shelby County, AL 12/04/2007  
State of Alabama

Deed Tax: \$35.00

Recording Requested by &  
When Recorded Return To:

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

42659358-1  
TR-23917

Assessor's Parcel Number: 095220003018000

## **WARRANTY DEED**

**TITLE OF DOCUMENT**

Rec 1st

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

\$175,000.00

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, **Celena Appling, an unmarried woman**, (herein referred to as grantor, whether one or more), whose mailing address is 589 Forest Lakes Drive, Sterrett, Alabama 35147, grant, bargain, sell and convey unto **Luis G. Marquez and Mirna A. Marquez, husband and wife as joint tenants with right of survivorship**, (herein referred to as grantee, whether one or more), whose mailing address is 589 Forest Lakes Drive, Sterrett, Alabama 35147, the following described real estate, situated in Shelby County, Alabama, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 55 FOREST LAKES SECTOR 1 AS RECORDED IN MAP VOLUME 28, PAGE 94 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

COMMONLY known as: 589 Forest Lakes Drive, Sterrett, Alabama 35147

Source of Title Ref.: Deed: Recorded 110105; BK A/A, PG A/A, Doc. No. 20050110000013410

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):

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.

\$140,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FOR FROM A MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.

**Requested by and  
Return to:**

Fidelity National **Title Group**  
4240 International Parkway Ste. 160  
Carrollton, TX 75007  
(972) 307-2500



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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, **Celena Appling** have hereunto set my (our) hand(s) and seal(s), this 21 day of May, 2007.

Celena Appling  
Celena Appling

General Acknowledgement

STATE OF Alabama  
Shelby COUNTY

I, Linda J. Singleton, a Notary Public in and for said County, in said State, hereby certify that **Celena Appling**, 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  
21 day of May, 2007

Linda J. Singleton  
NOTARY PUBLIC  
My Commission Expires: 03/04/2008



U42659358-04FJ02

WARRANTY DEED

US Recordings