

Send tax notice to:  
Patricio Hilario Grado Miranda  
5 Deer Springs Circle  
Pelham, AL 35124

This instrument prepared by:  
Kelly R. Knight, Attorney at Law  
Two Perimeter Park South  
Suite 315 East  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY



20080218000064160 1/1 \$93.00  
Shelby Cnty Judge of Probate, AL  
02/18/2008 08:19:48AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **EIGHTY-TWO THOUSAND & NO/100 DOLLARS (\$82,000.00)** in hand paid to the undersigned **EDUARDO C. LOPEZ, an unmarried individual**, (hereinafter referred to as "Grantor") by **PATRICIO HILARIO GRADO MIRANDA** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 5, according to the Survey of Deer Springs Estates Third Addition, as recorded in Map Book 6, page 5, in the Probate Office of Shelby County, Alabama.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2008 and subsequent years.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Building line(s), as shown by recorded map.
4. Easement granted Alabama Power Company recorded in Volume 283, page 850, Volume 287, page 513, Volume 127, page 399.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall warrant and defend the same to said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **EDUARDO C. LOPEZ**, hereunto sets his signature and seal on this the 13<sup>th</sup> day of February, 2008.

Shelby County, AL 02/18/2008  
State of Alabama

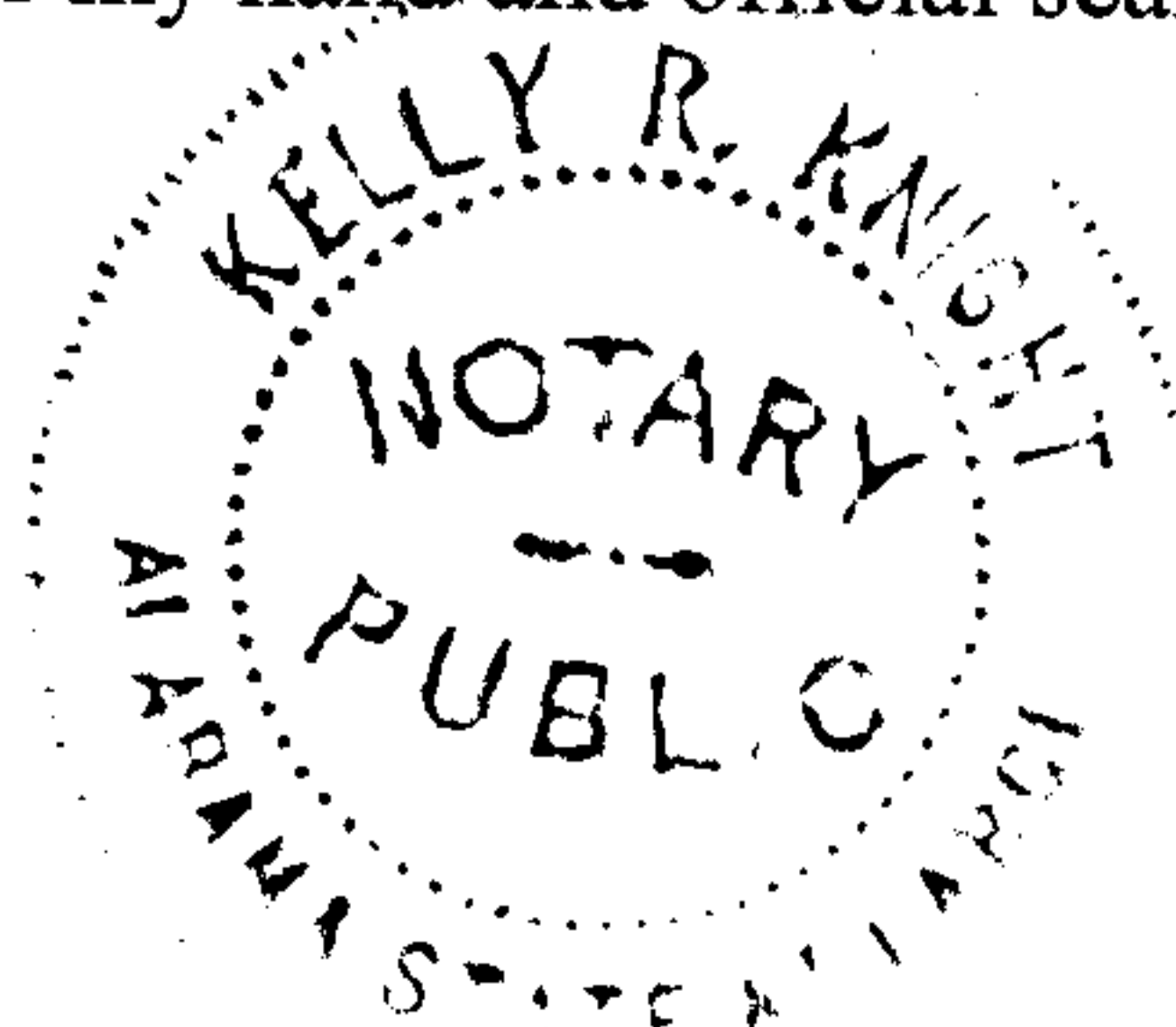
Deed Tax: \$92.00

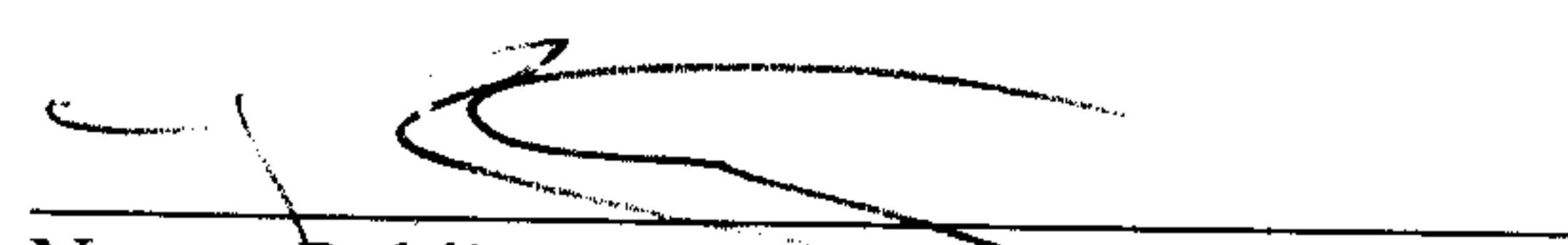
  
EDUARDO C. LOPEZ

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **EDUARDO C. LOPEZ, an unmarried individual**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of February, 2008.



  
Notary Public  
Print Name: Kelly R. Knight  
Commission Expires: 6-22-08