

20080311000100000 1/2 \$52.50
Shelby Cnty Judge of Probate, AL
03/11/2008 01:51:10PM FILED/CERT

Send tax notice to:

Alfredo L. Guzman

4008 Old Cahaba Pkwy.

Helena, AL 35080

BHMO800082

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 03/11/2008
State of Alabama

Deed Tax: \$38.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Two Thousand and 00/100 Dollars (\$192,000.00) in hand paid to the undersigned Danny L. Rye and wife, Brenda K. Rye (hereinafter referred to as Grantors") by Alfredo L. Guzman and Mairiz Rodriguez (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1303, according to the Survey of Old Cahaba IV, Second Addition, Phase One, as recorded in Map Book 33, Page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

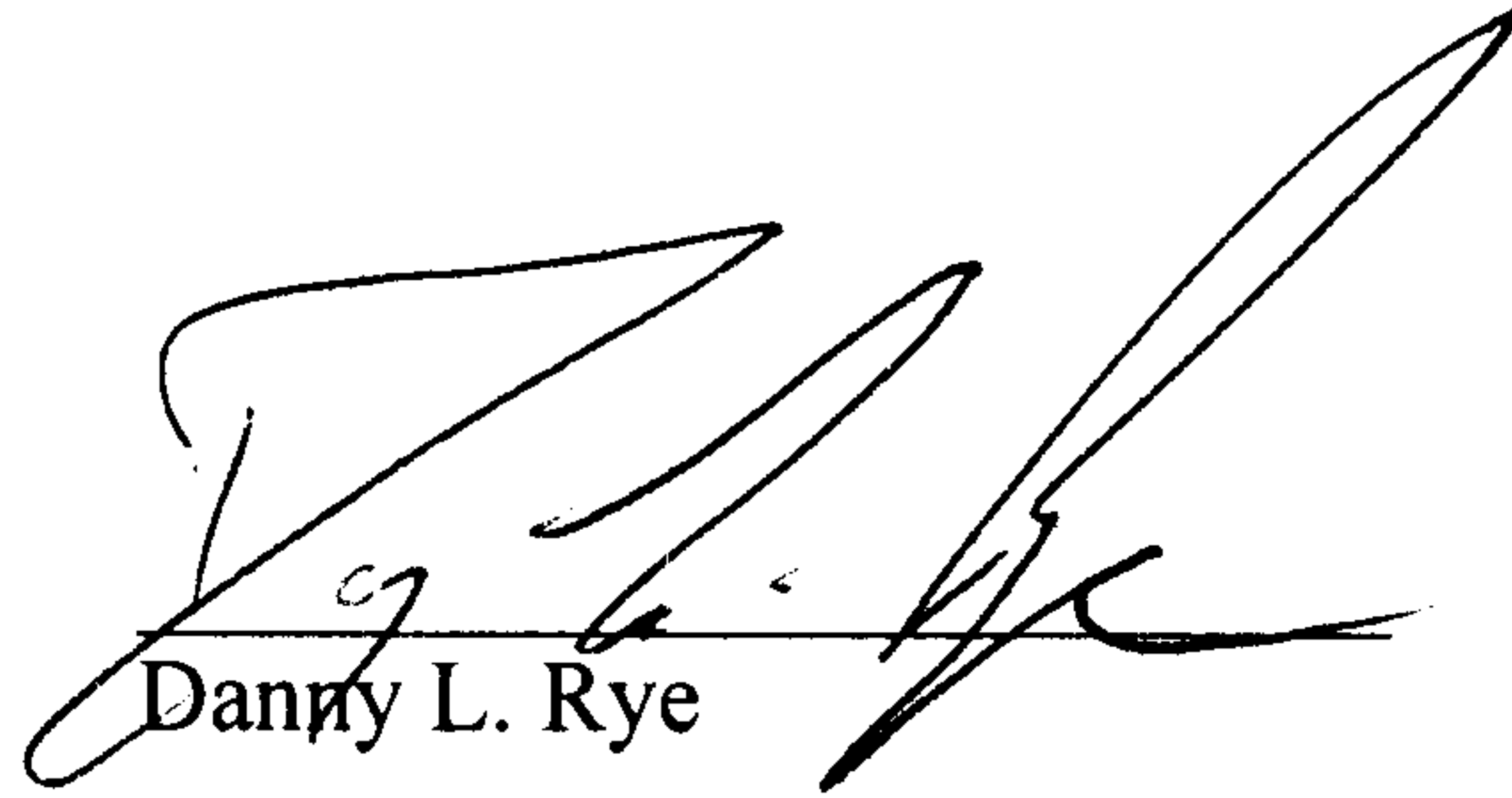
\$153,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

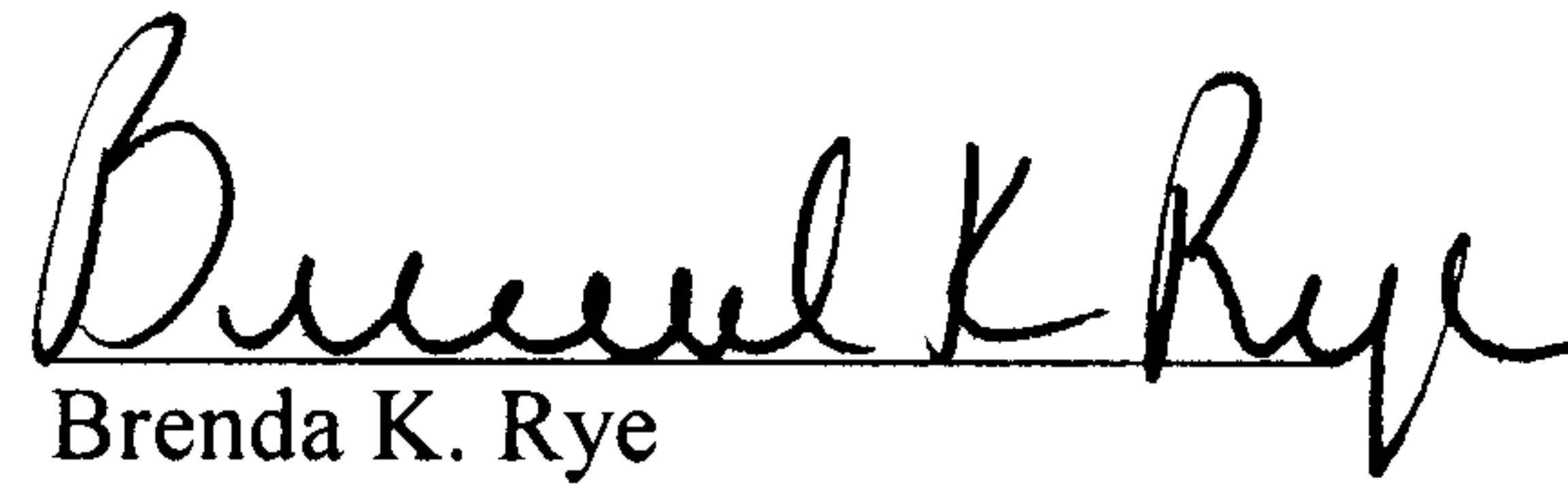
~~\$35,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN.~~

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Danny L. Rye and Brenda K. Rye hereunto set their signature(s) and seal(s) on February 28, 2008.


Danny L. Rye


Brenda K. Rye

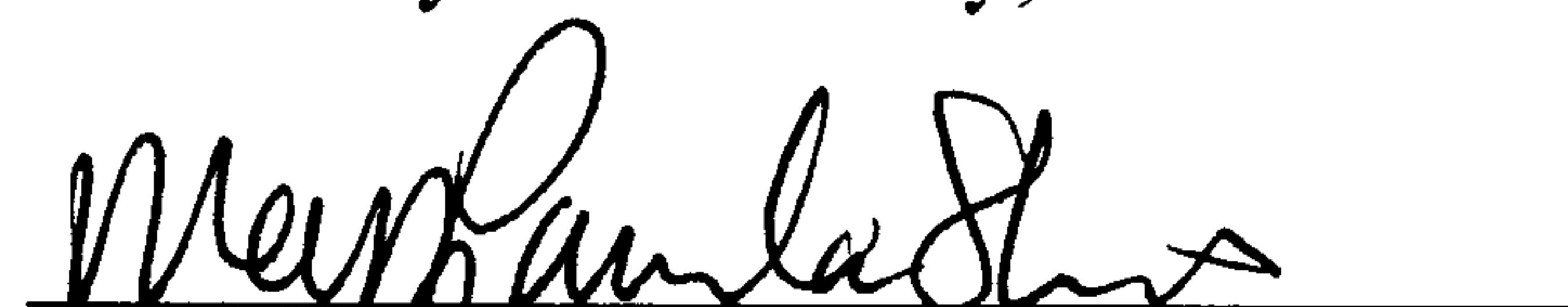
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny L. Rye and wife, Brenda K. Rye, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2008.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires: