

THIS INSTRUMENT PREPARED BY:

Michael W. Lindsey, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

Raul Gutierrez
117 Forest Parkway
Alabaster, AL 35007

WARRANTY DEED



20080410000145740 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/10/2008 11:06:36AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Seventeen Thousand Nine Hundred Sixty-Seven and 00/100 Dollars (\$117,967.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, **Robert F. Outlaw and Bianca C. Outlaw**, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Raul Gutierrez** (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 35, according to the Survey of Forest Park Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Office of the Probate Judge of Shelby County, Alabama.

Mining and Mineral Rights excepted.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

A mortgage in the amount of the sale price is being recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this ____ day of March, 2008.

Amanda S. Lybrand (POA)
Robert F. Outlaw, by and through his attorney
in fact, AMANDA S. LYBRAND

Amanda S. Lybrand (POA)
Bianca C. Outlaw, by and through her attorney
in fact, AMANDA S. LYBRAND

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Robert F. Outlaw and Bianca C. Outlaw**, 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 instrument, they executed the same voluntarily.

Given under my hand and official seal this 24th day of March, 2008.

[Signature]
Notary Public

My Commission Expires: 12-6-09