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Send tax notice to:
Angel Luis Cartagena
100 Stonehaven Way
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20081107000433100 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/07/2008 12:50:23PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, Sylvia McDonough, a single person (hereinafter referred to as "Grantor") by Angel Luis Cartagena and Cathy Cartagena (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 Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 201, according to the survey of The Glen at Stonehaven, as recorded in Map Book 26, Page 91, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, AGREEMENTS, RIGHTS OF WAYS,
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$152546..00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is 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, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 31st
day of October 2008

Sylvia McDonough
Sylvia McDonough

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Sylvia McDonough, 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/she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 31st day of October 2008

(Notary Seal)

Notary Public
Print Name:
Commission Expires:

