

\$115,000 of the Purchase Price was Paid From The
Proceeds of a Mortgage Loan Filed Simultaneously herewith.

THIS INSTRUMENT PREPARED BY:

Douglas H. Scofield, Atty

P O BOX 275

CHELSEA, AL 35043

WARRANTY DEED



20090612000225620 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
06/12/2009 02:38:54 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FORTY-FIVE THOUSAND and no/100 Dollars, (\$145,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GABRIEL HERNANDEZ AND MARIA HERNANDEZ, HUSBAND AND WIFE**(hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **SERGIO HERNANDEZ** (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See attached copy of Schedule A Legal Description:

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

Shelby County, AL 06/12/2009

State of Alabama

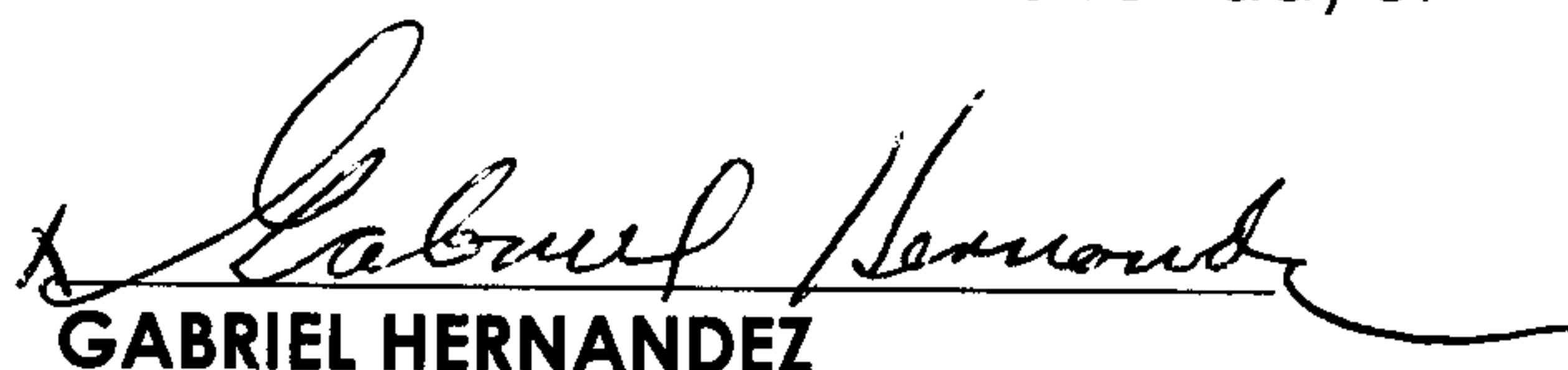
Deed Tax : \$30.00

1. Taxes due October 1, 2009.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, or administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 15TH day of MAY, 2009.


GABRIEL HERNANDEZ


MARIA HERNANDEZ

STATE OF ALABAMA
SHELBY COUNTY

I, Douglas H. Scofield, a Notary Public, for the State at Large, hereby certify that **GABRIEL HERNANDEZ AND MARIA HERNANDEZ, HUSBAND AND WIFE**, whose names are signed

me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 15TH day of MAY, 2009.


Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2010

(Seal)



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4/29/2009 1:34 PAGE 005/005

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EXHIBIT A

**LOT 111, ACCORDING TO THE SURVEY OF BUILDER'S GROUP
ADDITION TO THE GLEN AT STONEHAVEN PHASE ONE, AS RECORDED
IN MAP BOOK 27, PAGE 54, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS,
EASEMENTS, RIGHTS OF WAY, PROVISIONS, COVENANTS, TERMS,
CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

**ADDRESS: 320 MILLS WAY; PELHAM, AL 35124 TAX MAP OR
PARCEL ID NO.: 13-7-26-1-005-008.000**

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY