

FILE NO: V09-026

Send Tax Notice To: Arlene Sosa-Vazquez
569 Old Cahaba Drive

STATE OF ALABAMA)
) STATUTORY WARRANTY DEED
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **DANIEL LLOYD BOWERS**, a married man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ARLENE SOSA VAZQUEZ**, a married woman (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 27, according to the map and survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20081211000463090 in the Probate Office. There is outstanding the statutory right of redemption for one year from the foreclosure sale date of December 4, 2008.

ALL OF THE CONSIDERATION OF THIS WARRANTY DEED IS BEING PAID BY A MORTGAGE BEING FILED SIMULTANEOUSLY.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 17th day of September, 2009.

Daniel Lloyd Bowers
DANIEL LLOYD BOWERS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DANIEL LLOYD BOWERS**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: 12/1/2009

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Cloud & Tidwell, LLC
1625 Richard Arrington Jr. Blvd. South
Birmingham, Alabama 35205


20091007000380510 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
10/07/2009 02:53:53 PM FILED/CERT

Shelby County, AL 10/07/2009
State of Alabama
Deed Tax : \$3.50