

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty-Eight Thousand Nine Hundred and 00/100 (128900.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we HENRY ROMERO and LUZ SOTELO, HUSBAND AND WIFE herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto ANNIE J. DOWDEN, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 3-60, ACCORDING TO THE PLAT OF CHELSEA PARK 3RD SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 23 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION OF RECORDED IN INSTRUMENT NO. 20041014000566950 AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR RECORDED IN INSTRUMENT NO. 20041014000566970 (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$193,350.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2009, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 23rd day of November, 2009.

Henry Romero
HENRY ROMERO

Luz Sotelo
LUZ SOTELO

by Lourdes Ferreiro a.i.f.
BY LOURDES FERREIRO, AIF

by Lourdes Ferreiro a.i.f.
BY LOURDES FERREIRO, AIF

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that LOURDES FERREIRO IN HER CAPACITY AS ATTORNEY IN FACT FOR HENRY ROMERO and LUZ SOTELO whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 23rd day of November, 2009.

My Commission Exp:

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
ANNIE J. DOWDEN
2036 FAIRBANK CIRCLE
CHELSEA, ALABAMA 35043

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10