

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

TSACHAI N. MADURO
6597 QUAIL RUN DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED



20100630000209160 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/30/2010 02:54:14 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)* paid by the Grantees herein, the receipt of which is hereby acknowledged, Michael V. Lurker and Jacqueline A. Lurker, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Tsachai N. Maduro and Alison A. Maduro (herein referred to as "Grantees"), as Joint Tenants with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 25, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 2, AS RECORDED IN MAP BOOK 7, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

*\$276,279 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their 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 Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 18th day of June, 2010.

Michael V. Lurker acting by and through his attorney in fact, Ralph Lee Lurker

MICHAEL V. LURKER ACTING BY AND THROUGH HIS ATTORNEY IN FACT, RALPH LEE LURKER

Jacqueline A. Lurker acting by and through her attorney in fact Ralph Lee Lurker

JACQUELINE A. LURKER ACTING BY AND THROUGH HER ATTORNEY IN FACT, RALPH LEE LURKER

Shelby County, AL 06/30/2010

State of Alabama

Deed Tax : \$4.00

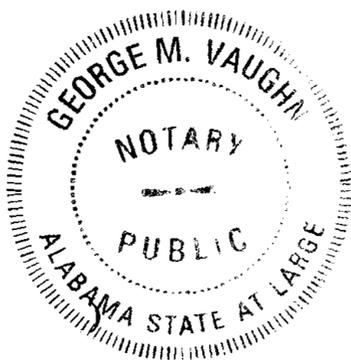
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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL V. LURKER, acting by and through his attorney in fact, RALPH LEE LURKER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of JUNE, 2010.



[Signature]
Notary Public

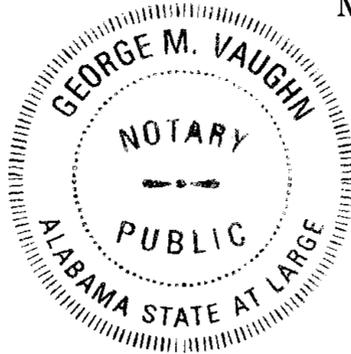
My Commission Expires: 9-29-2010

STATE OF ALABAMA

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JACQUELINE A. LURKER, acting by and through her attorney in fact, RALPH LEE LURKER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of JUNE, 2010.



[Signature]
Notary Public

My Commission Expires: 9-29-2010