

12/12/10  
11.90  
113.00

This instrument was prepared by:  
L. Brooks Burdette  
The Burdette Law Firm P.C.  
113 Glenn Ave  
Trussville, AL 35173

Send Tax Notice To: Ismael Santiago  
108 Warwick Circle  
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Hundred Forty Thousand dollars and Zero cents (\$140,000.00) to the undersigned grantor, Charter Properties LLC, a Limited Liability Corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ismael Santiago (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 188, according to the Survey of Weatherly, Warwick Village, Sector 17, Phase I as recorded in Map Book 20, Page 86, in the Probate Office of Shelby County, Alabama.

\$138,139.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its, Managing Member who is authorized to execute this conveyance, hereto set its signature and seal, this the 26th day of August, 2010.

ATTEST:

\_\_\_\_\_  
Witness

Charter Properties LLC

By: \_\_\_\_\_  
Brad Bozeman, Managing Member

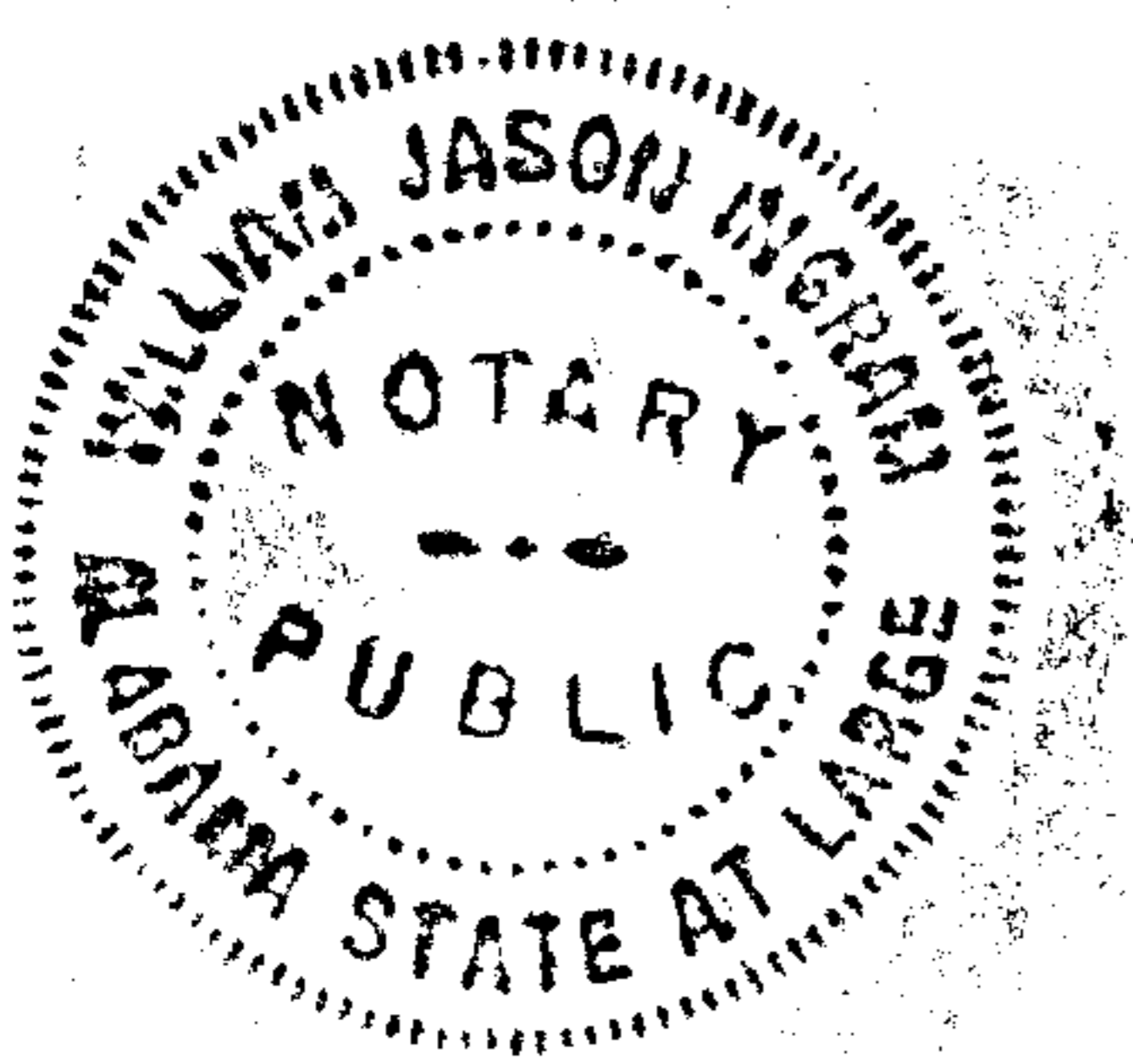
STATE OF ALABAMA

}

COUNTY OF SHELBY

I, W Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Brad Bozeman, whose name as Managing Member of Charter Properties LLC, a Limited Liability Corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26th day of August, 2010.



\_\_\_\_\_  
W Jason Ingram, Notary Public

W JASON INGRAM  
MY COMMISSION EXPIRES  
JULY 16, 2011



20100909000292430 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
09/09/2010 09:34:57 AM FILED/CERT

Shelby County, AL 09/09/2010  
State of Alabama  
Deed Tax : \$2.00