20100922000311040 1/1 $22.00
Shelby Cnty Judge of Probate, AL
09/22/2010 12:01:25 PM FILED/CERT

SEND TAX NOTICE TO:
David Gonzalez Ruiz and Maria R Dasilva
1430 Applegate Drive
Alabaster, AL 35007

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road, Suite 200
Birmingham, Alabama 35244

WARRANTY DEED

State of Alabama)
)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Five Thousand dollars and Zero cents ($75,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **James Downey and wife, Linda Downey** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **David Gonzalez Ruiz and Maria R Dasilva** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby** County, **Alabama**, to-wit:

Lot 12, according to a Re-survey of Lots 1 through 64, and "A" through "C" of Applegate Manor , as recorded in Map Book 10, page 25 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Source of Title: Inst.# 20080803000376710.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2010, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

$65,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **20th day of August, 2010**

Deed Tax : $10.00

_____(SEAL)
James Downey

_____(SEAL)
Linda Downey

State of Alabama)
)
Shelby County)

General Acknowledgment

I, **Frank Steele Jones,** a Notary Public in and for said County, in said State, hereby certify that **James Downey and wife, Linda Downey** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **20th day of August, 2010**.

(SEAL)

_____
Notary Public
My Commission Expires: **3/14/2011**

FILE NO: 2010102