

This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Rodrigo Diaz and  
Erika Diaz  
3001 Madison Lane  
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

20101008000334210 1/1 \$14.50  
Shelby Cnty Judge of Probate, AL  
10/08/2010 08:51:42 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty Three Thousand Nine Hundred dollars and Zero cents ( \$183,900.00 ) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Brent S. Birch and wife, Lauren C. Birch, by and through her Attorney-in-Fact, Brent S. Birch** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Rodrigo Diaz and Erika Diaz as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 2-24, according to the Plat of Chelsea Park, 2nd Sector, as recorded in Map Book 34, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential subdivision, filed for record in Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 2<sup>nd</sup> Sector and Chelsea Park Residential Association, Inc., as recorded in Instrument # 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

\$181,455.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 17th day of September, 2010.

Brent S. Birch  
Brent S. Birch

Lauren C. Birch by Brent S. Birch her AIF  
Lauren C. Birch, by and through her Attorney-in-Fact, Brent S. Birch

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Shelby County, AL 10/08/2010  
State of Alabama  
Deed Tax : \$2.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brent S. Birch and Lauren C. Birch, by and through her Attorney-in-Fact, Brent S. Birch** 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 official seal on 17th day of September, 2010.  
Sandy F. Johnson  
Notary Public  
Commission Expires:  
FILE NO: 20101948

