

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Jennifer D. Canty  
129 Berkshire Manor Court  
Alabaster, AL 35007

20120504000157920 1/1 \$17.00  
Shelby Cnty Judge of Probate, AL  
05/04/2012 03:29:24 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy-Eight Thousand And No/100 Dollars (\$178,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jesus Ramos, by and through his Attorney-in-Fact, Luz E. Ramos, and wife, Luz E. Ramos, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jennifer D. Canty (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 8, according to the Survey of Weatherly Berkshire Manor - Sector 19, as recorded in Map Book 24, page 43, 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.

One Hundred Seventy-Three Thousand Four Hundred Eighty-Seven And No/100 Dollars (\$173,487.00) 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 30, 2012.

*Jesus Ramos by  
Luz E Ramos his  
attorney-in-fact*  
\_\_\_\_\_  
Jesus Ramos, by and through his  
Attorney-in-Fact, Luz E. Ramos  
*Luz E Ramos*  
\_\_\_\_\_  
Luz E Ramos

Shelby County, AL 05/04/2012  
State of Alabama  
Deed Tax: \$5.00

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luz E. Ramos, as Attorney-in-Fact for Jesus Ramos, and Luz E. Ramos, individually, 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 on the day same bears date.

Given under my hand and official seal on the 30th day of April, 2012.

*Sandy F. Johnson*  
\_\_\_\_\_  
Notary Public  
Commission Expires:

