

(Name) Juan A. Mena
4020 Hwy 11
(Address) Pelham, AL 35124

This instrument was prepared by
(Name) Mike T. Atchison, Attorney at Law
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 3/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Three Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Efferson and wife, Mavis Efferson,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Juan A. Mena and wife, Cecilia M. Mena,
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 12, according to the Survey of Deer Springs Estates, as recorded in Map Book 5,
Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way
and permits of record

\$53,000.00 of the above recited purchase price was paid from a purchase money mortgage
recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS.

Inst # 1998-15353

04/29/1998-15353
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

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 herein shall take as tenants in common.

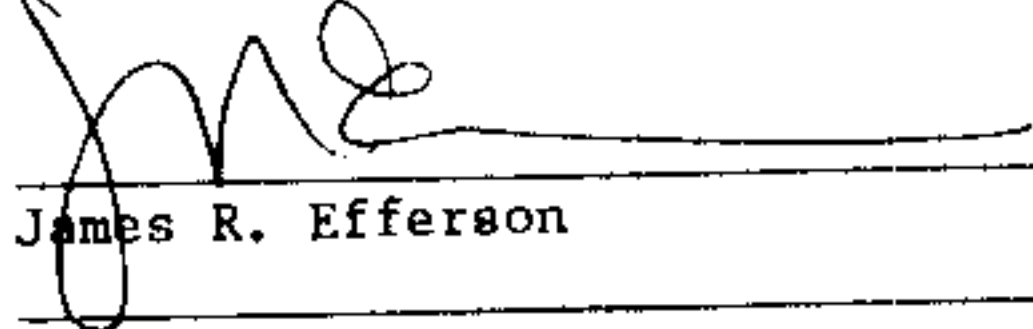

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 28th

day of April, 19 98.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

 (Seal)
James R. Efferson (Seal)
 (Seal)
Mavis Efferson (Seal)

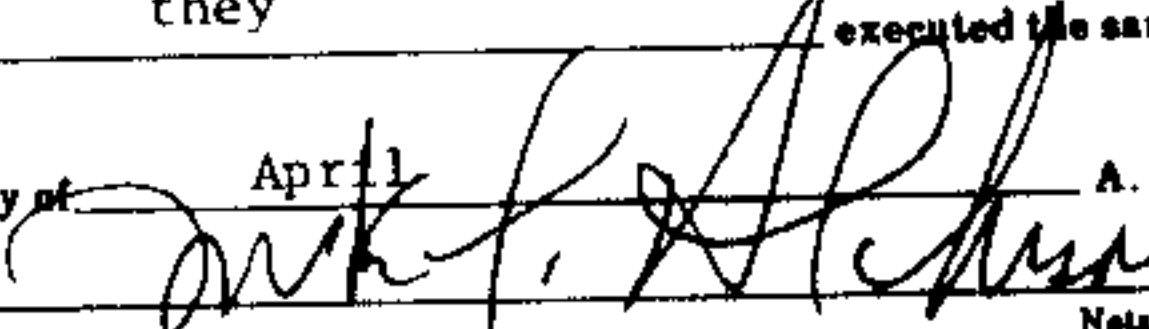
STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that James R. Efferson and Mavis Efferson
whose name s 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
on the day the same bears date.

Given under my hand and official seal this 28th day of April, A.D. 19 98

My Commission Expires: 10/16/2000


Notary Public.

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