

This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

Form 1-1-27 Rev 1-66
WARRANTY DEED

SEND TAX NOTICE TO:
E. Maria Sandoval
1290 1st Avenue West
Alabaster, Alabama

STATE OF ALABAMA
SHELBY COUNTY



20060619000290650 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/19/2006 10:13:42AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Thousand Dollars and No 00/100 (\$80,000.00)** paid by **Mortgage in the amount of Seventy Seven Thousand Six Hundred Dollars and No 00/100 (\$77,600.00)** filed at the same time as this deed] and other good and valuable consideration the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Crescent Capital Group, A General Partnership

herein referred to as grantors (whether one or more), grant, bargain, sell and convey unto

Esmaralda Sandoval, A Single Woman

the following described real estate situated in Shelby County, Alabama to wit ;

A parcel of land situated in the Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section and run East a distance of 401.36 feet; thence right 37 degrees 07 minutes and run Southeasterly a distance of 528.17 feet; thence right 85 degrees 53 minutes and run Southwesterly a distance of 62.41 feet to the point of beginning; thence continue along the last described course a distance of 187.81 feet to the Northeasterly right-of-way of Shelby County road #44 (60 foot right-of-way) thence right 99 degrees 28 minutes 03 seconds and along said right-of-way a distance of 124.49 feet; thence left 5 degrees 37 minutes 34 seconds and run Northwesterly a distance of 29.77 feet to the Southeasterly right-of-way of 13th Street Northwest (30 foot right-of-way); thence right 85 degrees 19 minutes 06 seconds and along the Southeasterly right-of-way of 13th Street Northwest run Northeasterly a distance of 115.82 feet; thence right 73 degrees 02 minutes 03 seconds and run Southeasterly a distance of 262.96 feet to the point of beginning. Situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.

THE PURPOSE OF RE-RECORDING THIS WARRANTY DEED IS TO CORRECT THE LEGAL DESCRIPTION RECORDED IN THAT CERTAIN WARRANTY DEED IN INSTRUMENT NO. 20050729000382160.

Subject To:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims or easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
7. Taxes or special assessments which are not shown as existing liens by public records.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
9. The mortgage, if any, referred to Schedule A.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or property as a result of the exercise of such rights as recorded in Deed Book 48, Page 461.


And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signatures and seals, this _____ day of _____, 2006.

[Signature]
 Witness

[Signatures]
 Crescent Capital Group, A General Partnership
 By It's Partners, Chris D. Pappas

STATE OF ALABAMA
TALLAPOOSA COUNTY


 20060619000290650 2/2 \$15.00
 Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Crescent Capital Group, a General Partnership, by it's Partner, Chris D. Pappas, individually whose name 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 executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 15th day of MAY, 2006.

My Commission Expires

[Signature]
 Notary Public

MY COMMISSION EXPIRES FEBRUARY 19, 2007