

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

**DAVID E. OGLESBY, ATTORNEY
BOULOUKOS AND OGLESBY
2017 SECOND AVENUE NORTH
BIRMINGHAM, ALABAMA 35203-3703**

**Frank R. Bragan, Jr.
Yauco Plaza
Shopping Center #137
Yauco, PR 00698**

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar (\$1.00), love and affection, and other good and valuable consideration, to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **FRANK R. BRAGAN, JR., A DIVORCED MAN**, (herein referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto **FRANK R. BRAGAN, JR., A DIVORCED MAN, AND GABRIELA ANGELINA BRAGAN, AN UNMARRIED WOMAN**, (herein referred to as Grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 88-A , according to a Resurvey of Lots 87-92, Amended Plat. Narrows Reach, as recorded in Map Book 27, Page 39, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

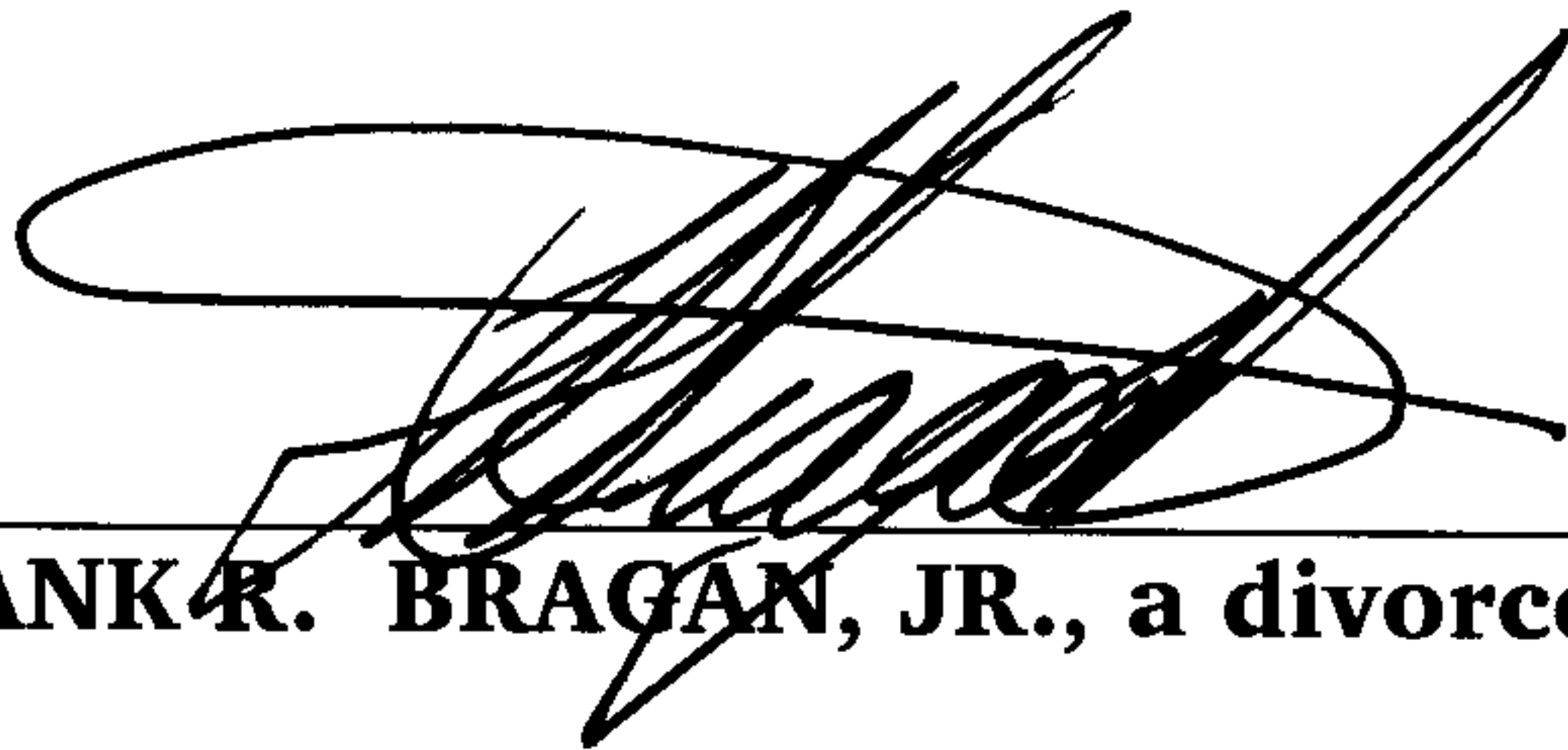
- (1) Mineral and mining rights not owned by Grantor;
- (2) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755 and 1st amendment recorded as Inst. #2000-17136, in the Probate Office of Shelby County, Alabama;
- (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 my hand and seal this the 28th day of Dec., 2007.



FRANK R. BRAGAN, JR., a divorced man

STATE OF ALABAMA

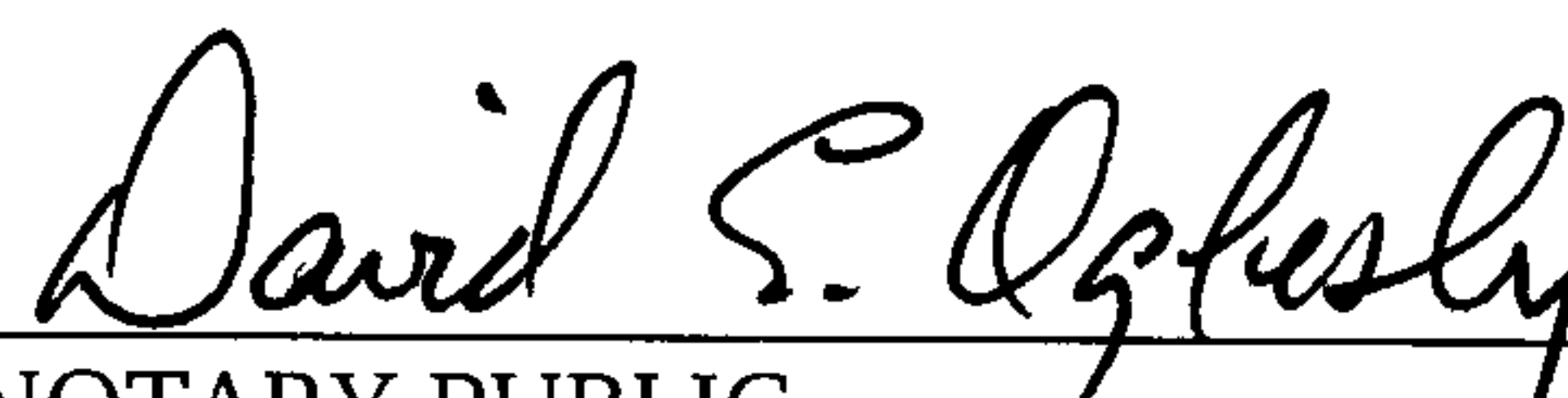
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FRANK R. BRAGAN, JR.**, 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.

Given under my hand and official seal, this the 28th day of Dec., 2007.

Shelby County, AL 01/08/2008
State of Alabama

Deed Tax: \$5.00



NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-19-09