

This instrument was prepared by:  
Foster & Associates, LLC  
Atty. Alan L. Foster  
490 Wildwood North Circle, Suite 170  
Birmingham, AL 35209

Send Tax Notice To:  
Javier Mata Rivera Arcelli Solis Moreno  
801 Cross Creek Circle  
Alabaster, AL 35124

State of ALABAMA )  
County of SHELBY )      **WARRANTY DEED**

THIS INDENTURE, made and entered into on this the **29th** day of **January, 2010** by and between **Lil O. Lamb, an unmarried woman** hereinafter referred to as Grantor(s), and **Javier Mata Rivera and Arcelli Solis Moreno**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **One Hundred Thirty Six Thousand Dollars and 00/100 (\$136,000.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of **SHELBY**, State of Alabama, to wit:

**Lot 20, Block 1, according to the Survey of Cahaba Valley Estates 6th Sector, as recorded in Map Book 6, Page 25, in the Probate Office of SHELBY County, ALABAMA.**

SUBJECT TO:  
All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of **SHELBY** County, Alabama.

**GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HEREWITH A PURCHASE MONEY MORTGAGE in favor of Bank of America for \$146,310.00.**

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

By: *Lil O. Lamb*  
**Lil O. Lamb**, Grantor

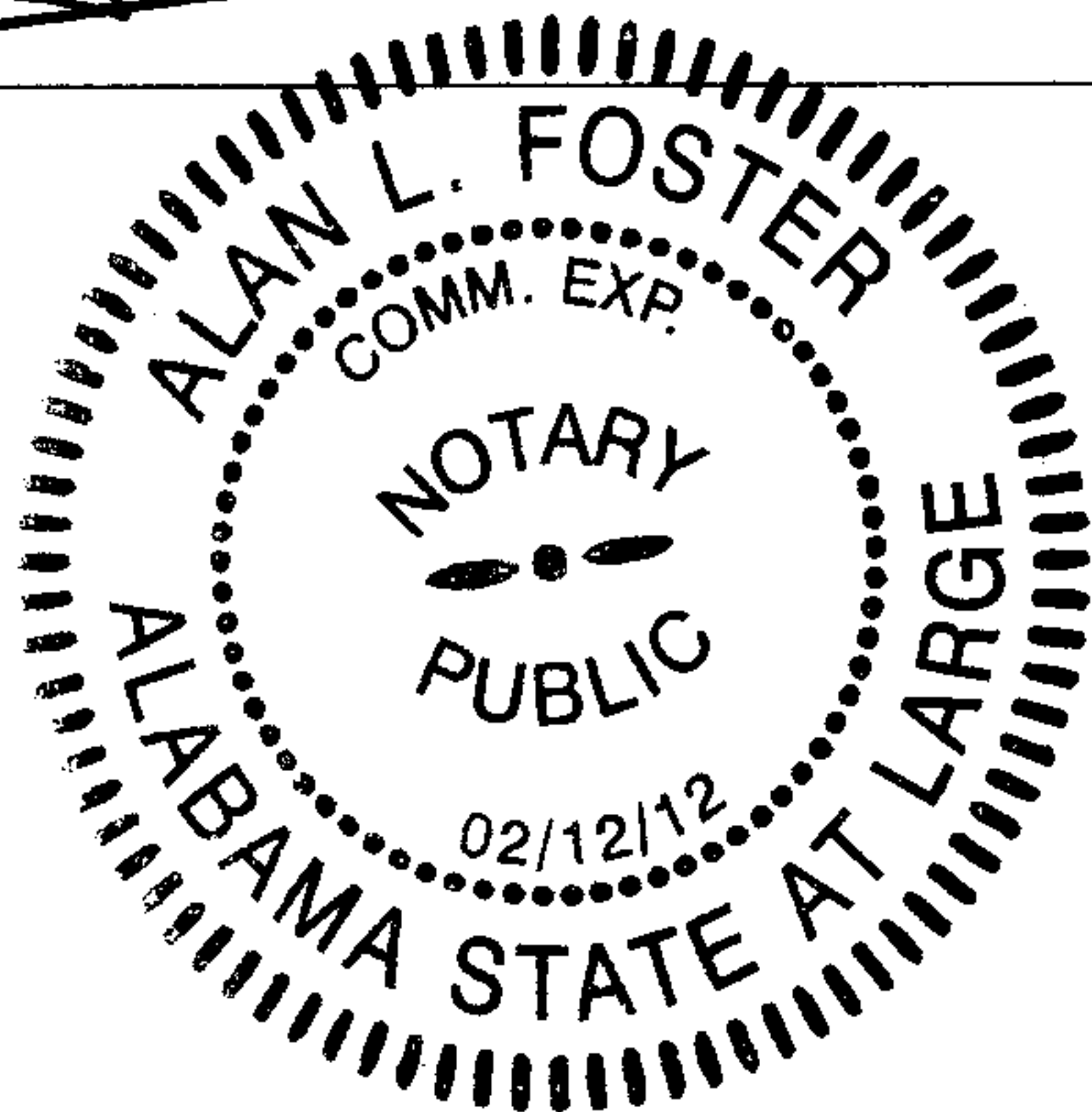
By: \_\_\_\_\_  
, Grantor

State of ALABAMA )  
County of SHELBY )      Acknowledgement

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Lil O. Lamb** 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 as his act on the day the same bears date.

Given under my hand and official seal this the **29th** day of **January, 2010**.

*Alan L. Foster*  
Notary Public: Alan L. Foster  
My Commission Expires: 2/12/12



20100222000052360 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
02/22/2010 01:23:38 PM FILED/CERT