

This instrument prepared by:

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SEND TAX NOTICE TO:

Angela Vera
103 Village Lane
Pelham, Alabama 35124

THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$10,000 value

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **MARIO VERA**, a single man, hereby grants, bargains, sells, and conveys to **ANGELA VERA**, a single woman (hereinafter called GRANTEE), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 55, according to the Survey of High Ridge Village, Phase I, as recorded in map Book 27, Page 140 in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated January 5, 2010 in the Circuit Court of Shelby County, Alabama, Case No.: DR-08-000278 JMJ.

The above-described property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD to said GRANTEE, heirs and assigns, together with all tenements, hereditaments and appurtenances thereunto forever in fee simple.

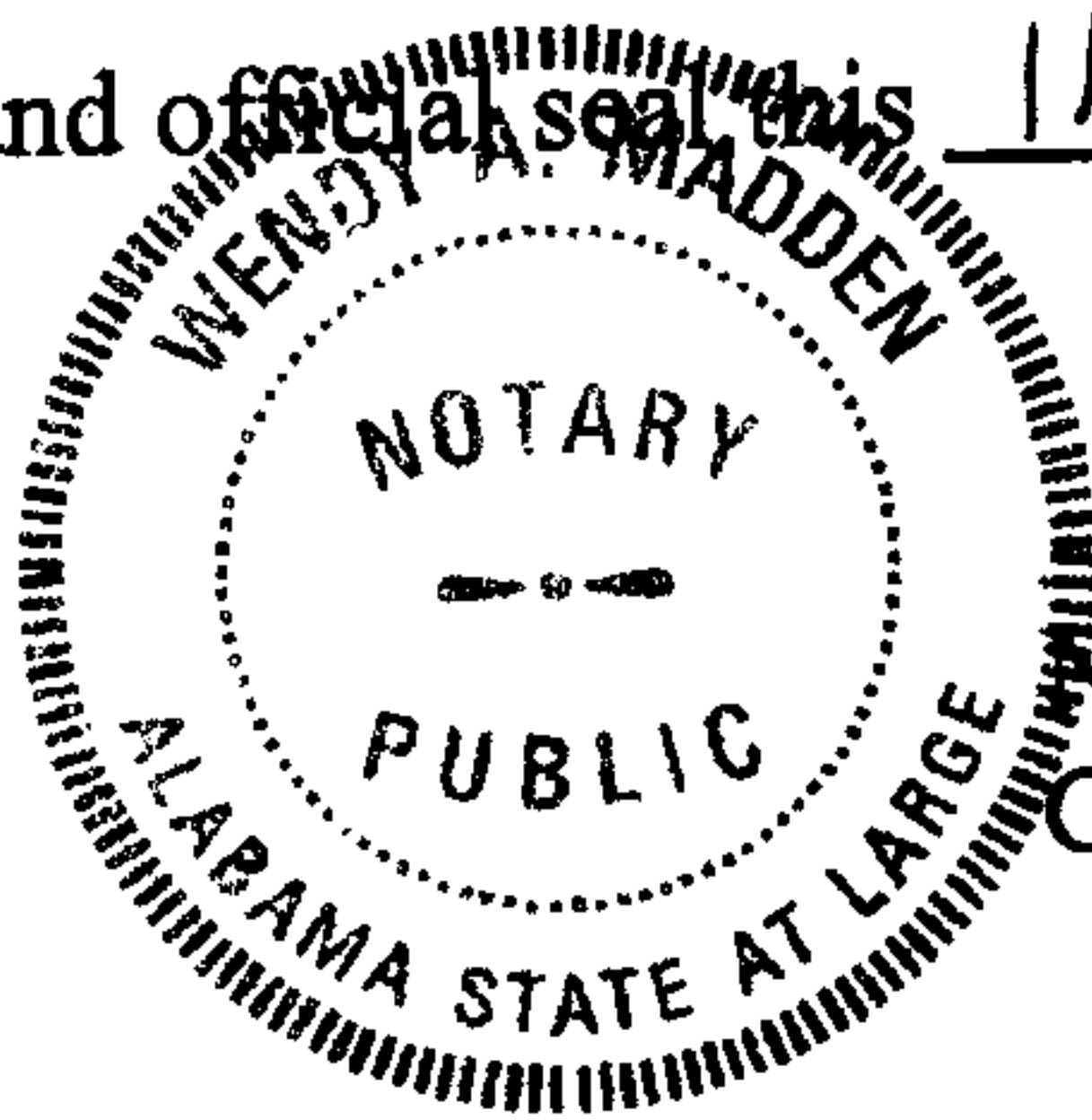
Given under my hand and seal, this 11th day of March, 2010.

 (Seal)
MARIO VERA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mario Vera**, a single man, 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 on the day the same bears date.

Given under my hand and official seal this 11th day of March, A.D., 2010.



Notary Public

Commission Expires:

My Commision Expires 04/11/2011



20100407000104170 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/07/2010 08:43:39 AM FILED/CERT