

Send tax notice to:

ALCIDES QUISPE
2510 BLAZING STAR
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) in hand paid to the undersigned, JOHN H. SNYDER and Wife, SUE W. SNYDER (hereinafter referred to as "Grantors") by ALCIDES QUISPE and AMY QUISPE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20-A, according to the Re-survey of Lots 10, 11, 20 through 29 amended map of Chaparral, First Sector, Phase I, as recorded in Map Book 8, page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:



1. Taxes for the year beginning October 1, 2010 which constitutes a lien but are not yet due and payable until October 1, 2011.
2. Building setback line of 35 feet reserved from Blazing Star as shown by recorded plat.
3. Utility easements as shown by recorded plat, including 10 feet on Northeasterly side, 7.5 feet on Southwesterly side and an irregular easement in Southeast corner of subject lot.
4. Restrictions, limitations and conditions as set out in Map Book 8, page 93, in said Probate Office.
5. Restrictions, covenants and conditions as set out in Misc. book 33, page 359, in Probate Office but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 179, page 380 and Deed Book 234, page 657, in Probate Office.
7. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 320, page 332 and Deed Book 329, page 304, in said Probate Office.
8. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, page 954 and covenants pertaining thereto recorded in Misc. Book 29, page 950, in Probate Office.
9. Agreement for water as shown by instrument recorded in Deed Book 229, page 109 and Deed Book 229, page 112, in said Probate Office.

\$117,665.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they

are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

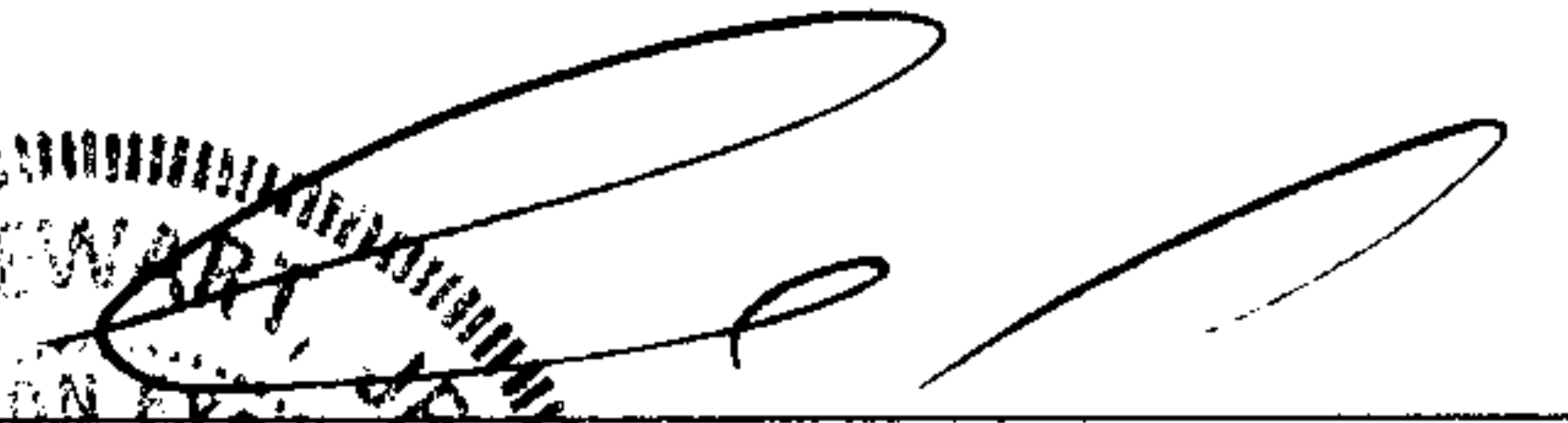
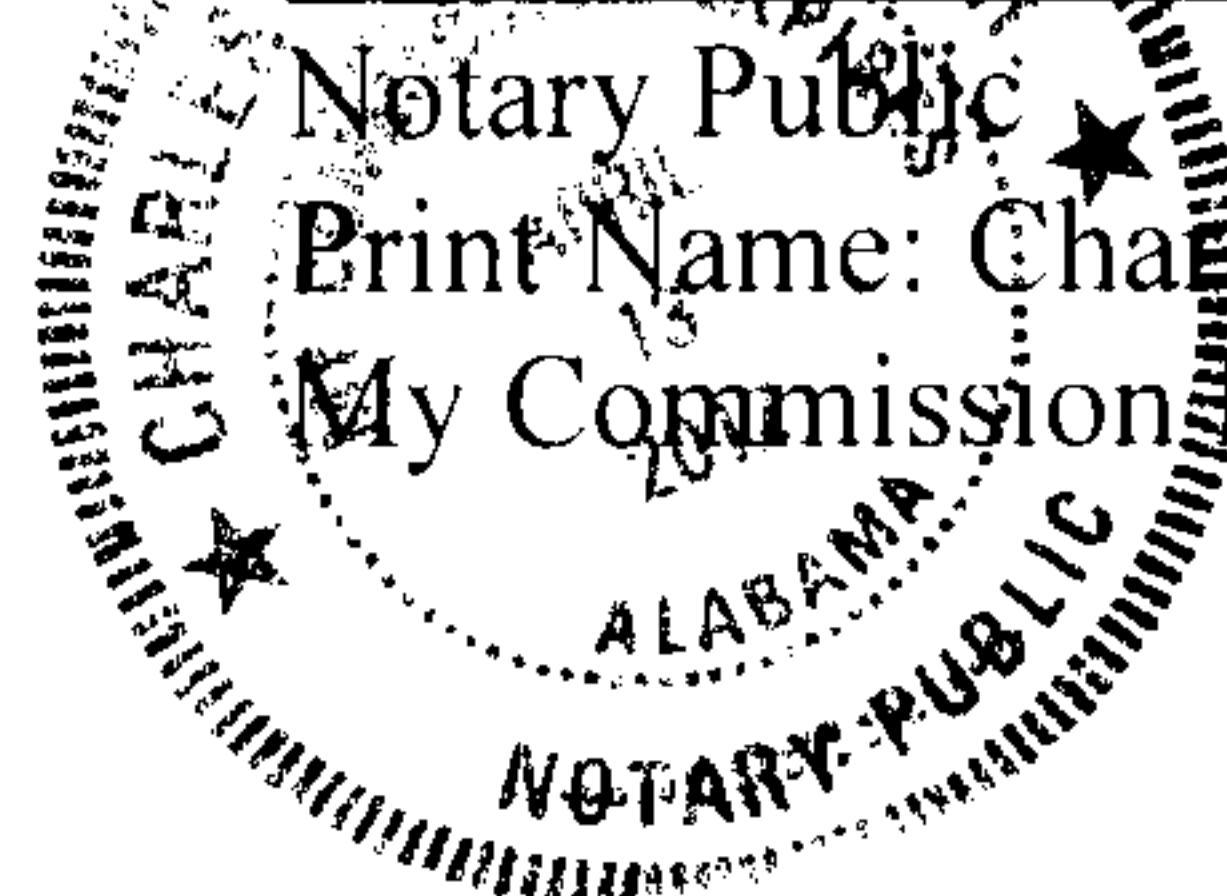
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of October, 2010.


JOHN H. SNYDER

SUE W. SNYDER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN H. SNYDER and Wife, SUE W. SNYDER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

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



Notary Public
Print Name: Charles D. Stewart, Jr.
My Commission Expires: 04/13/12