

\$ 75,000

Jorge Marcano
245 Reach Way, Birmingham,, AL 35242

WARRANTY DEED
JOINT TENANCY

State of Alabama
County of Shelby

That in consideration of Ten and 00/100 (\$10.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Jorge Marcano and Miranda K. Marcano, Husband and Wife.

herein referred to as grantor does grant bargain, sell and convey unto

Jorge Marcano and Miranda K. Marcano

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

LOT 33, ACCORDING TO THE AMENDED PLAT OF FINAL RECORD PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A AND 11B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO MORTGAGE IN THE AMOUNT OF \$160,611.00 PREVIOUSLY EXECUTED.

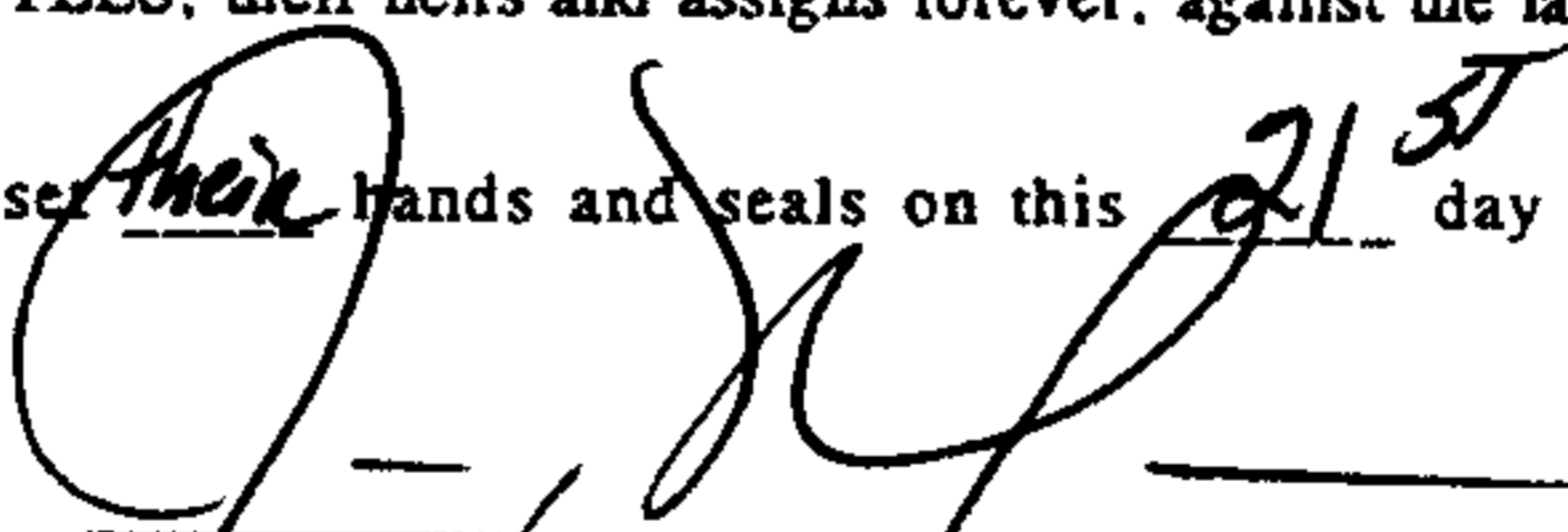
Subject to:

1. Taxes for the year 2011 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

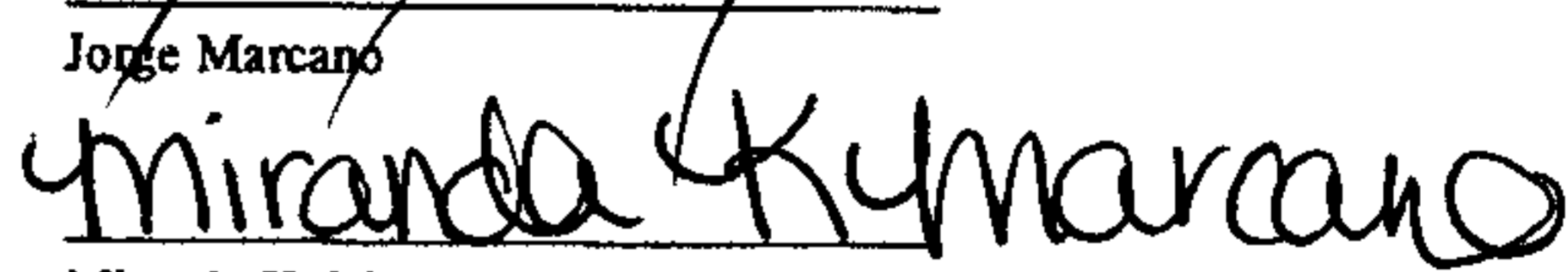
TO HAVE AND TO HOLD Unto the said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set their hands and seals on this 21st day of March, 20 11.



 Jorge Marcano




 Miranda K. Marcano

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Jorge Marcano and Miranda K. Marcano, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 21st day of March, 20 11.



 Notary Public

Commission Expires 4-19-13



20110422000123060 1/1 \$87.00
Shelby Cnty Judge of Probate, AL
04/22/2011 08:39:02 AM FILED/CERT

PREPARED BY: MICHAEL GALLOWAY 931 Sharitz Avenue, #113, Gardendale, AL 35071

Shelby County, AL 04/22/2011
State of Alabama
Deed Tax:\$75.00