

Prepared By: Kenneth W. Battles, Sr., Esquire
Battles Law Firm, LLC
9729 Parkway East, Suite 200A
Birmingham, Alabama 35215
File No. 11-004731

Send Tax Notice To:
Leland Latham Black
450 Cedar Grove
Maylene, AL 35114

Value 69,500.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS DEED, made and entered into this the 02 day of May, 2011, by and between **Felipe Bastos Fulgencio**, an unmarried man, herein called "GRANTOR", (whether one or more), and **Leland Latham Black**, herein called "GRANTEE";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS, (\$ 10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Felipe Bastos Fulgencio**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantee, **Leland Latham Black**, a certain tract or parcel of land situated in **SHELBY** County, Alabama, and being more particularly described as follows:

Lot 12, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 2, as recorded in Map Book 24, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 450 Cedar Grove, Maylene, Alabama

The purpose of this deed is to transfer and convey the interest of the Grantor, Felipe Bastos Fulgencio, pursuant to that Warranty Deed with Right of Survivorship, recorded July 6, 2007, in Instrument No. 20070706000321090, in the Probate Office of Shelby County, Alabama, and sever the joint tenancy and convey any and all of said Grantor to the Grantee, Leland Latham Black, so that Leland Latham Black shall be vested with full fee simple title to said property.

SUBJECT TO TAXES FOR 2011 AND SUBSEQUENT YEARS.

SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto the said Grantee, his, her, or their heirs and assigns forever, with every contingent remainder and right of reversion.

Grantor does for himself and for his heirs, executors and administrators covenant with the Grantee, their heirs and assigns, that he is lawfully seized in fee simple and possessed of said property; that he has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that he will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

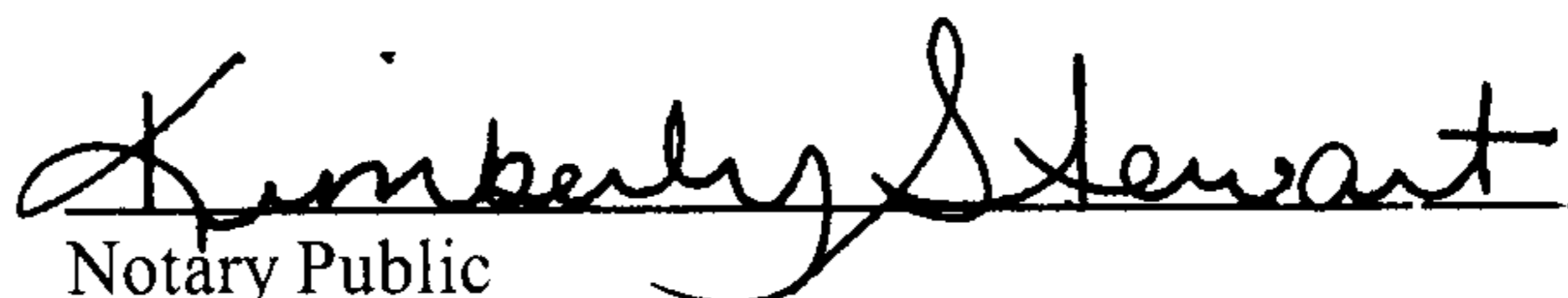
IN WITNESS WHEREOF, the said **Felipe Bastos Fulgencio**, as Grantor, has hereto set his signature and seal this the 02 day of May, 2011.


Felipe Bastos Fulgencio, Grantor

STATE OF ALABAMA)
COUNTY OF Tuscaloosa)


I, the undersigned Notary Public, hereby certify that Felipe Bastos Fulgencio, 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 foregoing conveyance, he executed the same voluntarily.

Given under my hand and seal this the 2nd day of May, 2011.


Notary Public

My Commission Expires:

THIS DEED WAS PREPARED BASED ON INFORMATION FROM THE GRANTOR
WITHOUT A TITLE SEARCH, AND THE PREPARER MAKES NO WARRANTIES
OR GUARANTIES OF TITLE OR THE LEGAL DESCRIPTION.


20110601000160290 1/1 \$81.50
Shelby Cnty Judge of Probate, AL
06/01/2011 10:34:58 AM FILED/CERT

Shelby County, AL 06/01/2011
State of Alabama
Deed Tax: \$69.50