

Send Tax Notice To:

Martin E. Sibrian-Bonilla
501 Overhill Road
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209
(205) 871-1440 Cartus File #2160923

Shelby County, AL 08/08/2011
State of Alabama
Deed Tax: \$3.00

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of _____
(\$ 99,900.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more,
herein, the receipt of which is hereby acknowledged, we, **Nancy L. Hoven, an unmarried person**
(herein referred to as Grantors) do grant, bargain, sell and convey unto

Martin E. Sibrian-Bonilla

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A.

Deed Effective Date: July 28, 2011

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

\$ 97,348.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby crested is severed or terminated during the joint lives of the Grantee(s) herein) in the even 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.



20110808000230740 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/08/2011 09:53:10 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of July, 2011.

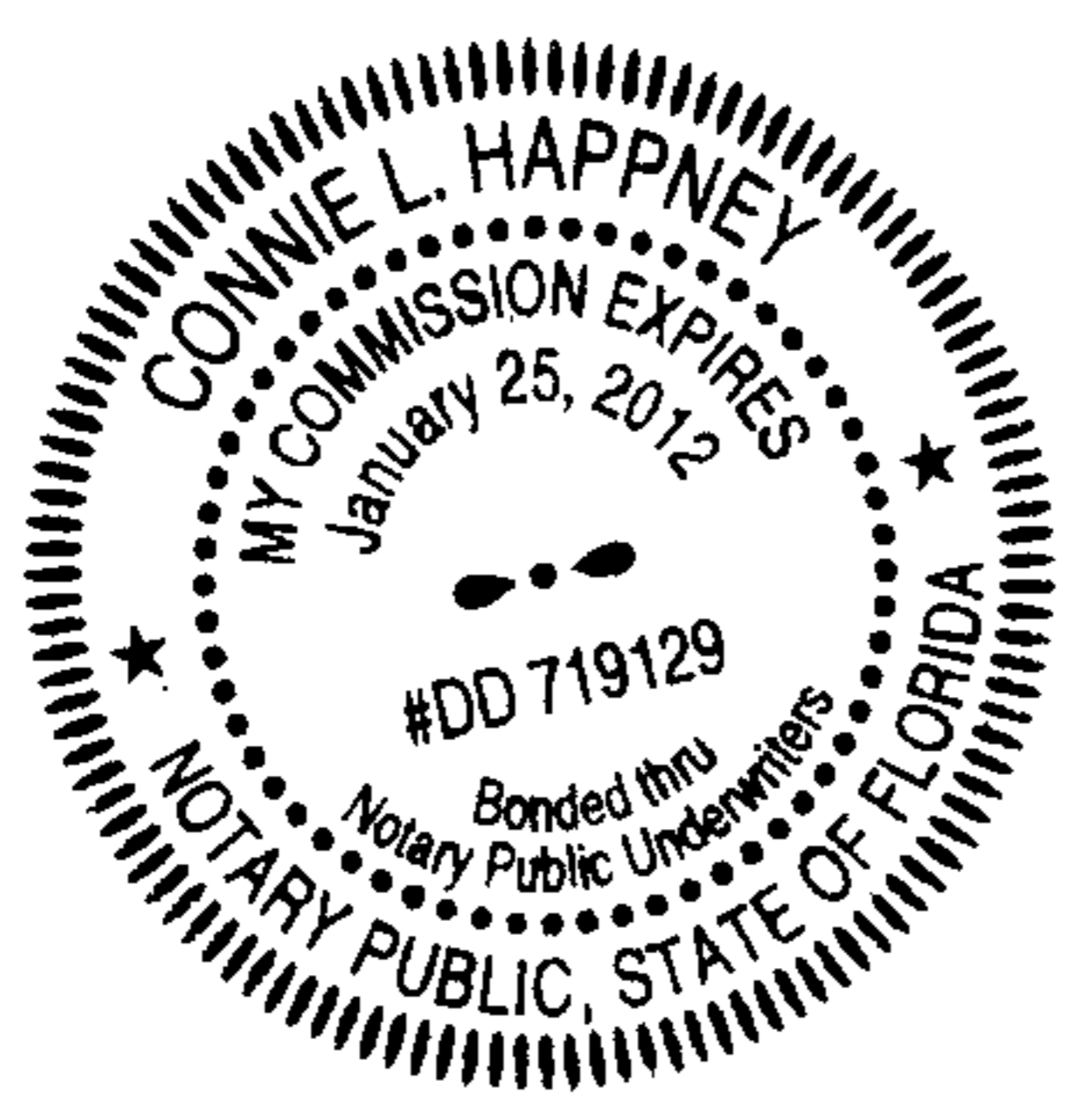
Nancy E. Hoven
Nancy E. Hoven

State of Florida

County of Escambia

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Nancy L. Hoven** 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, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 8th day of July, 2011.



Connie L. Happney
Notary Public

My Commission Expires:
25 January 2012

ATTACHMENT

EXHIBIT "A"

Lot 28, Block 3, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

And a parcel of land described as follows:

A parcel of land located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Beginning at the most Southerly corner of said Lot 28, in Block 3, Oak Mountain Estates, Second Sector, run Northeasterly along the Southeasterly line of Lots 28 and 27, in said Block 3, for 145 feet, more or less, to the most Westerly corner of Lot 2, Block 3 in Oak Mountain Estates, a map which is recorded in Map Volume 5, Page 57; thence turn an angle to the right of 90 degrees and run Southeasterly along the Southwest line of said Lot 2 for a distance of 27.5 feet; thence turn an angle to the right of 90 degrees and run Southwesterly for a distance of 145 feet to a point on the Northeast right of way line of Bearden Road; thence an angle to the right and run Northwesterly along the said right of way line for a distance of 27.5 feet to the point of beginning.
