

This instrument was prepared by:
Charles E. Davis, Jr., Esq.
P.O. Box 660586
Birmingham, Alabama 35266

SEND TAX NOTICE TO:
Susan Nielen Hammond
135 Lake Davidson Lane
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Nine Thousand Dollars (\$169,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, YELAH, an Alabama Limited Partnership (hereinafter grantor), does grant, bargain, sell and convey unto Susan Nielen Hammond (hereinafter grantee), all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

See attached 'EXHIBIT A'

\$165,938.00 of the above referenced consideration is from a purchase money first mortgage being filed herewith..

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

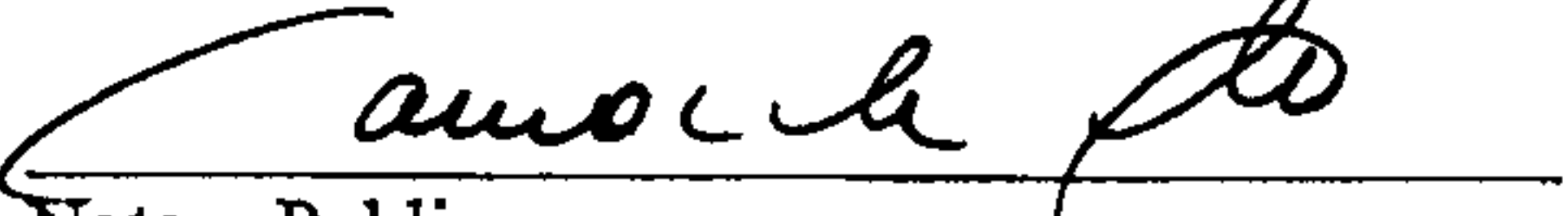
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of June, 2012.


YELAH Limited Partnership
By Its: Managing Member
Ana Graciela E Montalvo

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary in and for said Republic of Panama, hereby certify that Ana Graciela E Montalvo, whose name is signed to the foregoing conveyance as Managing Member of YELAH Limited Partnership, an Alabama Limited Partnership, and who is 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 my hand and official seal this 21 day of June, 2012.


Notary Public
Commission Expires: _____



I, ANA GRACIELA DE BERNAT, DO HEREBY CERTIFY THAT THIS IS THE ORIGINAL WARRANTY DEED.

Ana Graciela de Bernat


20120716000252540 1/1 \$15.50
Shelby Cnty Judge of Probate: AL
07/16/2012 09:36:04 AM FILED/CERT

Shelby County, AL 07/16/2012
State of Alabama
Deed Tax: \$3.50