

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Fausto R. Ruesga

name

2009 Little Ridge Circle

address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$145,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Frank Bethea, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Fausto R. Ruesga and wife, Carmen Ruesga

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

WFB
Lot 44, according to the Survey of Little Ridge Estates, as recorded in Map
Book 9, page 174 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, rights-of-way, 35 foot building line, easement, and
concrete ditch on rear of record.

\$ 116,700.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

02/02/1995-02959
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.00

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hand(s) and seal(s), this 31st
day of January, 19 95.

(Seal)

(Seal)

(Seal)

William Frank Bethea
William Frank Bethea (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
William Frank Bethea, Unmarried
whose name(s) 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 conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of January A.D., 19 95

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

Inst # 1995-02959