

Prepared By: First Family Financial Services, Inc.
522 North 19th Street
Bessemer, Al. 35020

Inst # 1999-12516

CORPORATION WARRANTY DEED

03/25/1999-12516
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CMH 14.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

Inst # 1997-16521

Inst # 1997-16521

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Four Thousand and No 00/100, (\$24,000.00), to the undersigned Grantor(s),
First Family Financial Services, Inc.

a Corporation, in hand paid by
Jesus Juarez Brambila and Belanca A. Guzman de Juarez
(hereinafter referred to as grantee(s), the receipt whereof is hereby acknowledged, the said grantor(s) do hereby grant, bargain, sell and convey unto the said grantee(s), the following described real estate, situated in Shelby County, Alabama at:

See attached Exhibit "A".

Purchaser is aware that this property was the subject of a legal foreclosure and is subject to any and all rights of redemption, which may exist under the laws of Alabama.

It is expressly agreed that this property is purchased in a as is condition and no warranty is given to habitability.

TO HAVE AND TO HOLD, to the said Grantee(s), their heirs and assigns forever.

And said
First Family Financial Services, Inc.

does for itself, its successors and/or assigns, covenant with the said Grantee(s), their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above noted, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns, shall warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said
First Family Financial Services, Inc.

by its Asst. Vice-President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th of February, 1997.

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01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.50

04/11/1997-11223
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCL 14.50

By:

W.D. Cohea, Jr. / Asst. Vice-President

ATTEST

Cynthia H. Mullin
Cynthia H. Mullin / Asst. Vice-President

STATE OF GEORGIA
COUNTY OF DEKALB

CORPORATE ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State and said County, hereby certify that W.D. Cohea, Jr. Asst. Vice-President of the First Family Financial Services, Inc. a Corporation is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this 18th of February, 1997.

W. L. Bell

NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/12/98

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04/11/1997-11223
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"EXHIBIT A"

Begin at the Southeast corner of the SW 1/4 of the NW 1/4 of the NE 1/4, Section 11, Township 24 North, Range 12 East; thence run North along the East line of said 1/4 1/4 1/4 Section a distance of 664.04 feet thence turn an angle of 84 deg. 39 min. to the left and run a distance of 132.00 feet; thence turn an angle of 95 deg. 26 min. to the left and run a distance of 664.04 feet to the South line of the NW 1/4 of the NW 1/4 of the NE 1/2, Section 11, Township 24 North, Range 12 East; thence turn an angle of 84 deg. 39 min. to the left and run along said South line a distance of 132.00 feet to the point of beginning.

Situated in the SW 1/4 of NW 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama.

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