

Send Tax Notice To:  
Craig D. Brenizer  
688 Highway 331  
Columbiana, AL 35051

This instrument was prepared by:  
James W. Fuhrmeister  
Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

Inst # 2000-06852  
03/03/2000-06852  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 31.40

---

**Warranty Deed**

---

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF Eighty Three Thousand Dollars and 00/100 (\$83,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ALFRED R. VALLEJO AND WIFE, ALITZA R. VALLEJO**, in referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **CRAIG D. BRENIZER, AN UNMARRIED MAN** (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special assessments for the year 2000, and subsequent years, which are not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 130, page 293, in Probate Office.
3. Right(s)-of-Ways(s) granted to Saginaw Lumber by instrument(s) recorded in Deed Book 19, page 101, in Probate Office.
4. Right(s)-of-Ways(s) granted to Shelby County by instrument(s) recorded in Deed Book 265, page 948, in Probate Office.

NOTE: \$56,800.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, 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 I will and my 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.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25<sup>th</sup> day of February, 2000.

Alfred R. Vallejo  
Alfred R. Vallejo

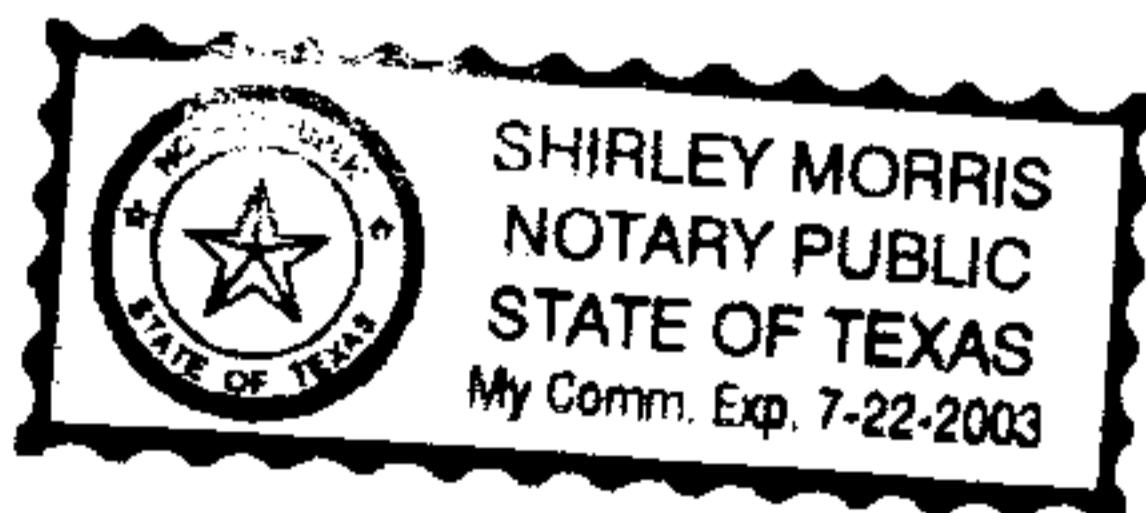
Alitza R. Vallejo  
Alitza R. Vallejo

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alfred R. Vallejo, and wife, Alitza R. Vallejo, whose names are signed to the foregoing conveyance, and who are 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 date the same bears date.

Given under my hand and official seal, this the 25<sup>th</sup> day of February, 2000.



Shirley Morris  
Notary Public  
My commission expires: 7-22-03

Exhibit A

A parcel of land located in the North 1/2 of the South 1/2 of the SW 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said 1/4 1/4 Section; thence in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 329.82 feet to the point of beginning; thence continue along last described course a distance of 329.82 feet; thence 90 deg. 20 min. 30 sec. right in an Easterly direction a distance of 641.65 feet; thence 89 deg. 48 min. 40 sec. right in a Southerly direction a distance of 329.82 feet; thence 90 deg. 11 min. 20 sec. right in a Westerly direction a distance of 640.77 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-06852

03/03/2000-06852  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 31.40