

SEND TAX NOTICES TO:
JESUS JUAREZ & BLANCA JUAREZ
4774 HWY 25
MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eighty-Nine Thousand and No/100 Dollars (\$89,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **YON M. SNIDER**, an unmarried man, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **JESUS JUAREZ & WIFE, BLANCA JUAREZ**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in **SHELBY** County, Alabama, to wit:

The property described on Exhibit A attached hereto and incorporated herein by this reference.

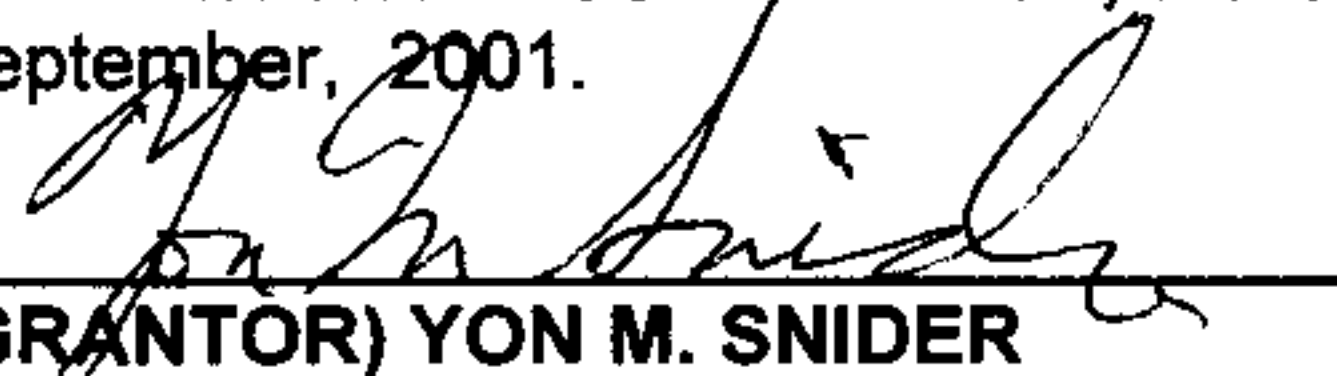
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2001 and subsequent years not yet due and payable.

\$71,200.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for his heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 11th day of September, 2001.


(GRANTOR) YON M. SNIDER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yon M. Snider, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of September, 2001.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

Inst # 2001-40435

09/18/2001-40435
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 32.00

EXHIBIT "A"

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, more particularly described as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East; thence in a Northerly direction along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 648.60 feet to the point of beginning; thence $83^{\circ}24'49''$ left in a Westerly direction along right of way of Highway #25 a distance of 150.0 feet; thence $96^{\circ}56'03''$ left in a Southerly direction a distance of 175.07 feet; thence $83^{\circ}03'57''$ left in an Easterly direction a distance of 148.93 feet; thence $96^{\circ}35'11''$ left in a Northerly direction along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 174.94 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and except that portion condemned by the State of Alabama, as shown in Real 372, page 820, in the Probate Office of Shelby County, Alabama.

Inst # 2001-40435

09/18/2001-40435
02:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB 32.00