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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Esteban Nunez
(Address) 1564 Kent Dairy Rd
Lot 207
Alabaster, Ala 35007

This instrument was prepared by:

Form 1-1-27 Rev. 4/99
WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**


20021004000485120 Pg 1/2 17.00
Shelby Cnty Judge of Probate, AL
10/04/2002 13:21:00 FILED/CERTIFIED

That in consideration of Eighteen Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
A. F. Bell a single man
(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Esteban Nunez
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

\$15,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

A. F. Bell is the only surviving grantee in deed recorded in Book 328, Page 512, Shelby County, Alabama. The other grantee Sarah Joyce Bell having died April 15, 1999.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 2nd
day of October, 2002.

_____(Seal)	<u>A. F. Bell</u> (Seal)
_____(Seal)	<u>A. F. Bell</u> (Seal)
_____(Seal)	_____(Seal)

STATE OF ALABAMA
Shelby COUNTY } **General Acknowledgement**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. F. Bell whose name 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 2nd day of October, 2002 A. D., 20
My Commission Expires: 10/16/04
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the intersection of the West right of way line of the Columbiana-Shelby Paved Highway and the East line of the SE 1/4 of SE 1/4 of Section 1, Township 22 South, Range 1 West and run along said right of way line in a Northerly direction a distance of 373 feet to the Northeast corner of the Raymond and Carolyn Etress Hughes lot; thence continue to run along said right of way line in said Northerly direction a distance of 826.5 to the point of beginning and Southeast corner of the lands herein conveyed marked by an iron pipe; thence turn an angle to the left and run Westerly and parallel to the North line of said Hughes lot a distance of 420 feet to a point marked by an iron pipe; thence turn an angle to the right and run 196.5 feet Northerly and parallel with said highway West right of way line to a point marked by an iron pipe; thence turn an angle to the right and run Easterly 420 feet parallel with said North line of said Hughes lot to the West right of way line of said highway to a point marked by a flat iron which point is the Southeast corner of a lot heretofore sold by the Lessors to J. C. Wyatt and wife, Annie Mae Wyatt on June 2, 1961; thence turn an angle to the right and run Southerly along said right of way line 196.5 feet to the said point of beginning marked by an iron pipe, being a part of the East Half of the SE 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, Commence at the intersection of the West right of way line of the Columbiana-Shelby Paved Highway and the East line of the SE 1/4 of SE 1/4 of Section 1, Township 22 South, Range 1 West, and run along said right of way line in a Northerly direction a distance of 373 feet to the Northeast corner of the Raymond and Carolyn Etress Hughes lot; thence continue to run along said right of way line in said Northerly direction a distance of 630 feet to the point of beginning and Southeast corner of lands herein conveyed; thence turn an angle to the left and run Westerly and parallel to the North line of said Hughes lot a distance 420 feet to a point marked by an iron pipe; thence turn an angle to the right and run 196.5 feet Northerly and parallel with said highway West right of way line to a point marked by an iron pipe; thence turn an angle to the right and run Easterly 420 feet parallel with said North line of said Hughes lot to the West right of way line of said highway to a point marked by an iron pipe; thence turn an angle to the right and run Southerly along said right of way line 196.5 feet to the said point of beginning marked by an iron pipe, being a part of the East Half of the SE 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.