


This Instrument Prepared By:

John O. Williams, Esquire
Williams & Holz, P.A.
211 East Virginia Street
Tallahassee, FL 32301


20021210000617730 Pg 1/8 42.00
Shelby Cnty Judge of Probate, AL
12/10/2002 10:59:00 FILED/CERTIFIED

WARRANTY DEED

THIS INDENTURE, Made this 28th day of August, 2002, by and between **Carlos Castaneda Tamborrel** and **Eunice Lucille Carden Castaneda Tamborrel**, a married couple, whose address is Post Office Box 253, Shelby, Alabama 35143, (collectively) party of the first part, and **Eunice Susan Tamborrel**, an unmarried woman, whose mailing address is 85 L.M. Trace, Lot 5, Shelby, Alabama 35143, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in the County of Shelby, State of Alabama, to-wit:

Those parcels of land described within Exhibit "A" attached hereto, together with any and all personal property situated thereon as well as any interest in any quit-claim deeds which may exist. Such parcels of land are also referenced as Parcel Identification Numbers:

331020001003000
331010001005000
305220000005001
331020001025000
331010001006000
331010001004000
331010001007000
331020001002000
336140000005000; and,
331020001001000


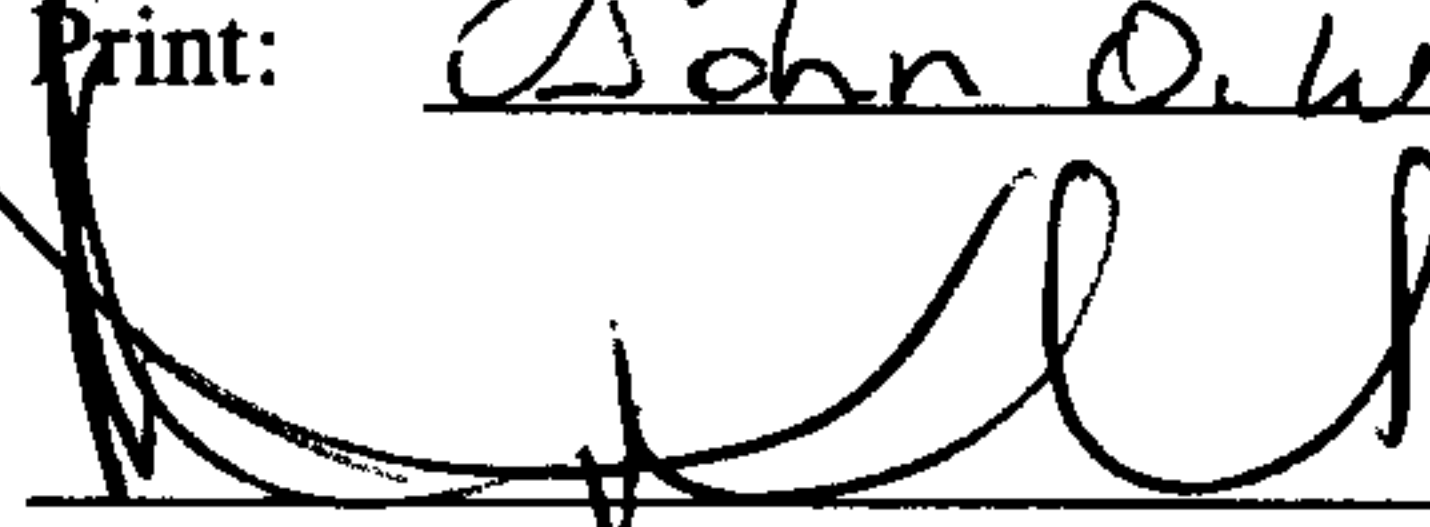
Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby, and to all outstanding taxes and assessments.

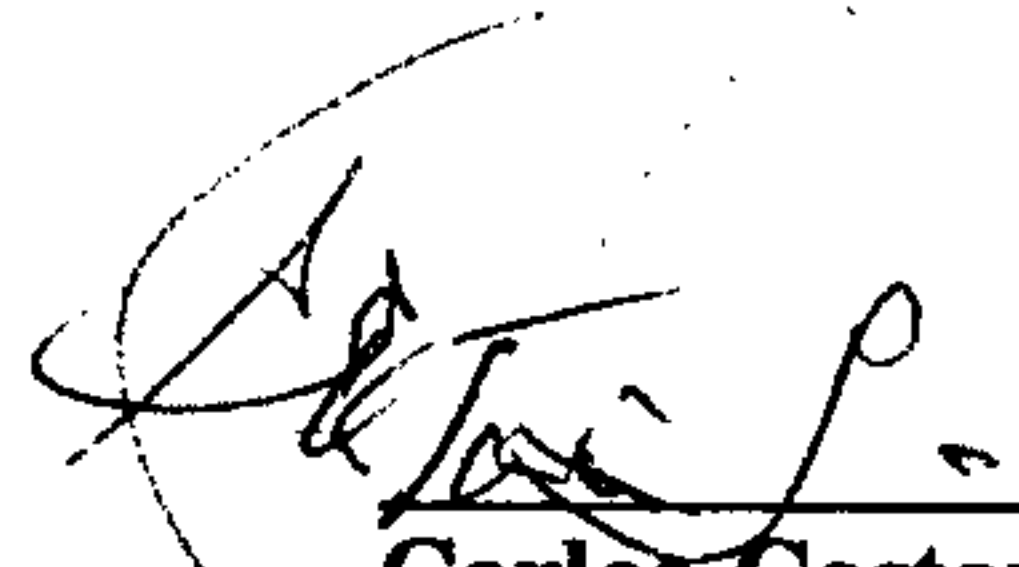
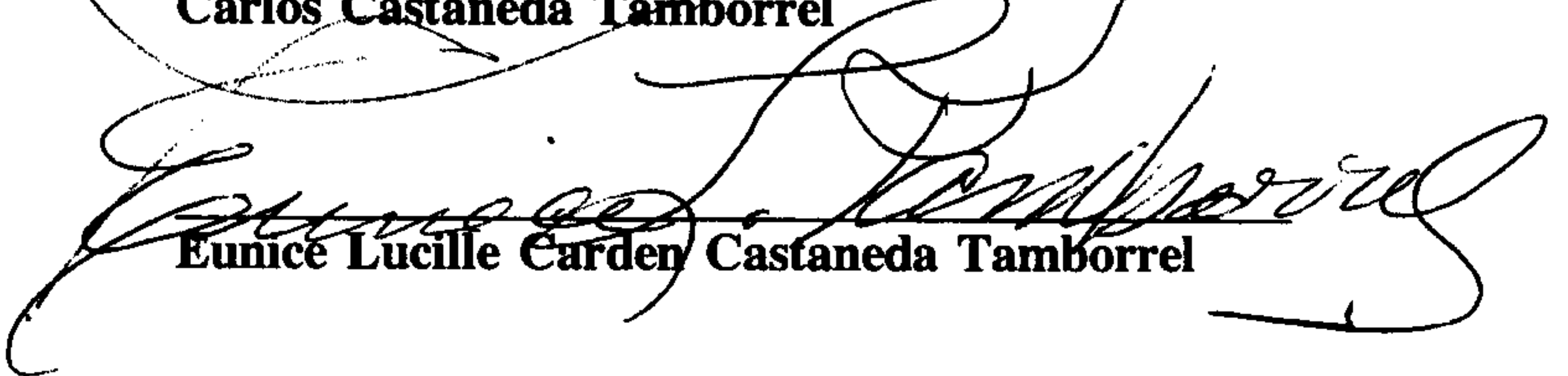
This Warranty Deed has been prepared without the benefit of title insurance and no guarantee as to the quality of title is warranted or implied by the preparer hereof.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part hereunto sets their hand and seal the day and year first above written.

Witnesses:


Print: John O. Williams

Print: Kimberly A. Terrell


Carlos Castaneda Tamborrel

Eunice Lucille Carden Castaneda Tamborrel

State of Florida
County of Leon

Before Me the undersigned authority duly authorized in the State and County aforesaid to take acknowledgements personally appeared this day **Carlos Castaneda Tamborrel** and **Eunice Lucille Carden Castaneda Tamborrel**, husband and wife, who produced AL drivers license and FL drivers license, respectively, as photographic identification and who each stated that he/she executed the foregoing document freely and voluntarily and for the purposes therein stated, after taking an oath.

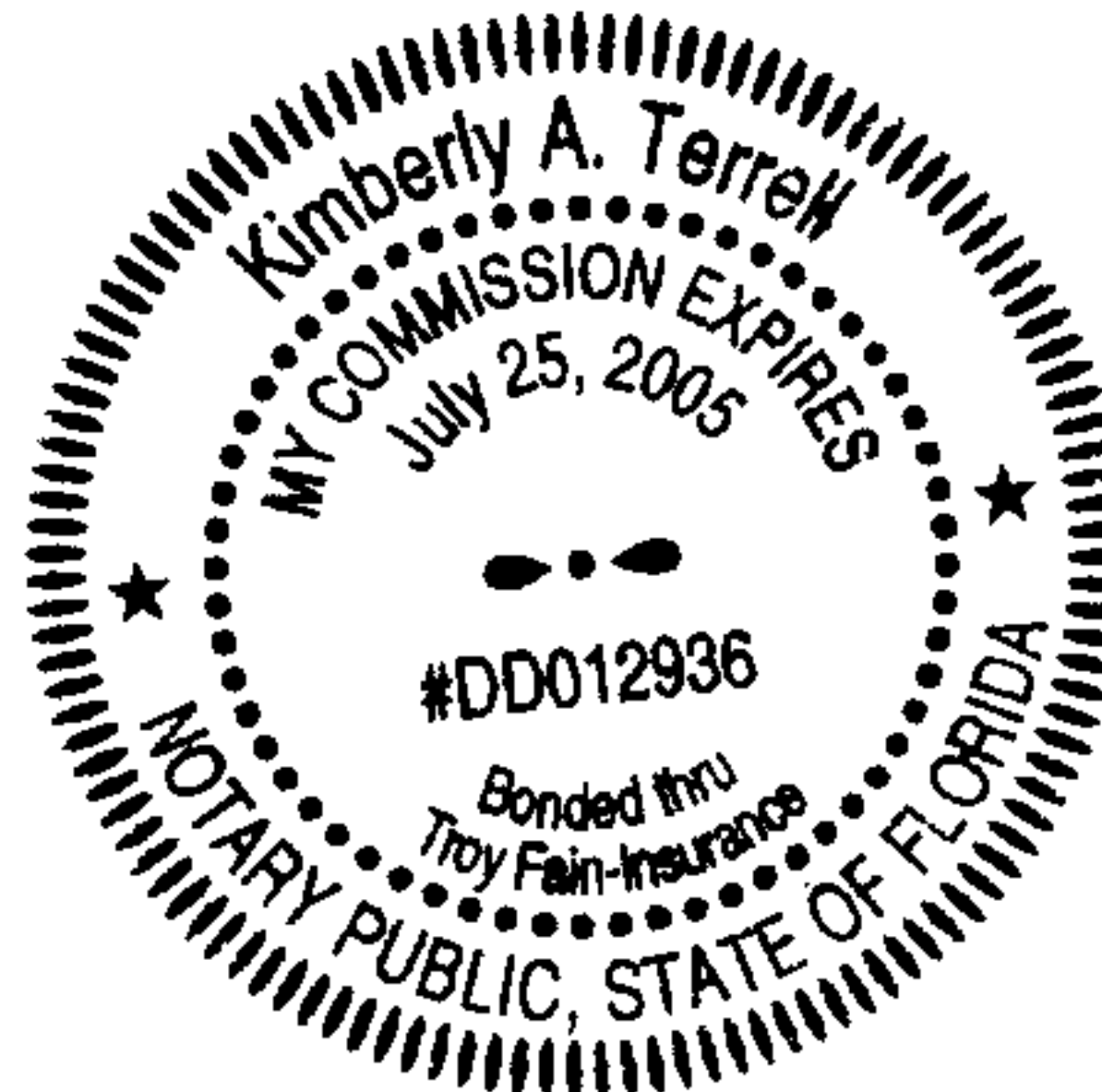
Sworn to and Subscribed before me this 28 day of August, 2002.


Notary Public

Typed Name: _____

Commission No.: _____

Expiration Date: _____



This instrument prepared by:

Name: Norman W. Lipscomb
Address: 1400 River Road, N.E.
Tuscaloosa, Alabama, 35404
Source of Title:
Book: _____ Page: _____
Book: _____ Page: _____

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		22	22S	01E

STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

Inst 1994-18899

06/13/1994-18899
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.50
003 MCD

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Twenty-nine Thousand and No/100 Dollars (\$29,000.00) paid by CARLOS C. TAMBORREL and his wife, EUNICE C. TAMBORREL to WESTERVELT LAND COMPANY, INC., the receipt of which is hereby acknowledged, the undersigned GRANTOR, WESTERVELT LAND COMPANY, INC., an Alabama corporation, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said CARLOS C. TAMBORREL and his wife, EUNICE C. TAMBORREL, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, SURFACE RIGHTS ONLY in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

A part of Fractions B & C of Fractional Section 22, Township 22 South, Range 1 East, Shelby County, Alabama, containing 5.84 acres and being more particularly described as follows:

As the Point of Beginning start at the Northeast corner of Section 2, Township 24 North, Range 15 East; thence run North 88° 08' 40" West along the North boundary of said Section 2, the South boundary of Section 22 and the Freeman Line for a distance of 95.68 ft. to a point on the South right-of-way margin of County Road No. 71; thence North 81° 01' 14" East along the curved right-of-way of County Road No. 71, an arc distance of 1129.44 ft., and a chord distance of 1098.52 ft.; thence continue along South margin of County Road No. 71 South 75° 39' 38" East for a distance of 371.16 ft.; thence South 7° 42' 57" West for a distance of 126.94 ft. to a point on the South boundary line of Section 22 also known as the Freeman Line; thence North 88° 08' 40" West for 1332.68 ft. to the Point of Beginning.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

MTA

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said CARLOS C. TAMBORREL, and his wife, EUNICE C. TAMBORREL, for and during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said WESTERVELT LAND COMPANY, INC. has hereunto set its signature by Charles F. Hughes, its Vice President, who is duly authorized on this the 8th day of June, 1994.

ATTEST:

By: Cheney Amis

Its: Secretary

WESTERVELT LAND COMPANY, INC.

By: Charles F. Hughes

Its: VICE - PRESIDENT

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Linda M. Montgomery, a Notary Public in and for said county, in said state, hereby certify that Charles F. Hughes, whose name as Vice President of WESTERVELT LAND COMPANY, INC., a corporation, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8th day of June, 1994.

Linda M. Montgomery
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 9, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:

Carlos C. Tamborell
P. O. Box 253
Shelby, AL 35143

Inst # 1994-18899

06/13/1994-18899
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

WARRANTY DEED

STATE OF ALABAMA)

See mtg 333 -

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Hundred Sixty Thousand and no/100 Dollars (\$160,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Bessie Goldner and husband Harry Goldner, Anita May and husband Robert M. May and Jeanette Hyatt and husband Robert Hyatt, (herein referred to as grantors) grant, bargain, sell and convey unto Carlos Castaneda Tamborrel and wife Eunice Carden Castaneda, (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the NW 1/4 of Section 1, Township 24, Range 15 East; and also the NE 1/4 of Section 2, Township 24, Range 15 East, except Flood rights to Alabama Power Company as described in Deed Book 52 on Page 247.

The W 1/2 of SE 1/4 of Section 2, Township 24, Range 15 East; also SE 1/4 of SE 1/4 of Section 2, Township 24, Range 15 East, except 15 acres in SW corner of said forty which was deeded to Richmond Merrell by deed recorded in Deed Book 49, Page 329, in the Probate Office of Shelby County, Alabama. Also except that part of said forty acre tract now enclosed in the Bethlehem Cemetery, and 1 acre lying immediately in SE corner of above described land donated to the Bethlehem Cemetery by A. B. Merrell.

Also all that part of the NE 1/4 of SE 1/4 lying South and West of Spring Creek in Section 2, Township 24, Range 15 East containing 18 acres, more or less, except from the above lands all that part of E 1/2 of SE 1/4 Section 2, Township 24, Range 15 East that would be covered by or entirely surrounded by waters of Coosa River and its tributaries if backed up 425 feet above a certain datum plane, the same being deeded to Alabama Power Company by A. B. Merrell and wife, under date of January 1, 1913, and recorded in Deed Book 48, Page 539 in the Probate Office of Shelby County, Alabama.

Also except from the above described land a certain tract deeded by R. H. Green and wife, to T. C. Burgess, O. L. Hurtt and J. A. George on March 18th, 1930, described as follows: Beginning at a point on the Ft. Williams and Schraders Mill Public Road in Beat 2, Shelby County, Alabama, about 175 yards South of Spring Creek Bridge on said road at the foot of a certain hill which lies East of said road, the same being where said road crosses the North Boundary line of the NE 1/4 of SE 1/4 of Section 2, and running along said road in a southerly direction to a point where said road crosses the East boundary line of Section 2, containing 8 acres, more or less; all above in Township 24, Range 15 East.

Also except flood rights over portions of the above described land as described in Deed Book 240, page 144, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to those certain easements granted to Alabama Power Company by instruments recorded in Volume 133, page 234, and Volume 139,

page 433, in said Probate Office of Shelby County, Alabama, and that certain easement granted to Shelby County, Alabama, by instrument recorded in Volume 241, page 476, in said Probate Office of Shelby County, Alabama.

EXCEPTING from the above lands all that part which would be covered with waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955, and as expressed in that certain deed given by Anita May and husband Robert M. May; Bessie Goldner and husband Harry Goldner; Jeanette Hyatt and husband Robert Hyatt; and Merritt Pizitz, a single man, to the Alabama Power Company, a corporation, dated January 10, 1966, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 21, 1966 in Book 240 at Page 144.

Excepting Highway right of way.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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.

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PAGE

202
BOOK

IN WITNESS WHEREOF, we have hereunto set our hands

and seals this the 15th day of August, 1973.

Harry Goldner
Harry Goldner

Robert M. May
Robert M. May

Robert Hyatt
Robert Hyatt

Bessie Goldner
Bessie Goldner

Anita May
Anita May

Jeanette Hyatt
Jeanette Hyatt

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 AUG 17 PM 1:12
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OF
JUDGE OF PROBATE IF

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bessie Goldner and husband Harry Goldner, Anita May and husband Robert M. May, and Jeanette Hyatt and husband Robert Hyatt, 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 day the same bears date.

Given under my hand and official seal this the 15th day of August, 1973.

Henry J. Wachman
Notary Public

QUITCLAIM DEED – Lawyers Title Insurance Corp. – Birmingham, Ala.

STATE OF ALABAMA.

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Anita May and husband Robert M. May; Bessie Goldner and husband Harry Goldner; and Jeanette Hyatt and husband Robert Hyatt hereby remises, releases, quit claims, grants, sells, and conveys to

Carlos Castaneda Tamborrel and wife Eunice Carden Castaneda

(hereinafter called Grantee), all their right, title, interest and claim in or to the fol-

lowing described real estate, situated in Shelby County, Alabama, to-wit:

All that certain land between the waters edge of the Coosa River and that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic survey as adjusted in January, 1955, and reflected in that certain deed by and between Anita May and husband Robert M. May; Bessie Goldner and husband Harry Goldner; Jeanette Hyatt and husband Robert Hyatt; and Merritt Pizitz, a single man, and the Alabama Power Company, a corporation, dated January 10, 1966, and as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 240, Page 144, and lying in the NE 1/4 of the NE 1/4 of Section 2, Township 24, Range 15 East, and the NW 1/4 of the NW 1/4 of Section 1, Township 24, Range 15 East, and that certain island known as the Pizitz Island located in the SW 1/4 of the NW 1/4 of Section 1 Township 24, Range 15 East.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hand s and seal s , this 15th day of August 1973.

Witnesses:

Jeannette Hyatt (Seal)
 Bessie Laddner (SEAL)
 Anita May (SEAL)
 Robert L. King (SEAL)
 Robert Hyatt (SEAL)
 Harry Golden (Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that Anita May and husband Robert M. May; Bessie Goldner and husband Harry Goldner; and Jeanette Hyatt and husband Robert Hyatt

whose name ~~s~~ 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 day the same bears date.

Given under my hand and official seal this 15 day of Aug 1973.

15 day of August 1973.
Henry Wachorn
Notary Public