

This instrument was prepared by:  
HARRY W. GAMBLE  
4290 Hwy 52, Suite G  
Helena, Alabama 35080

Send tax notice to:  
Dionisio and Maria Rivera  
1564 Kent Dairy Rd. Lot # 145  
Alabaster, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **Eight Thousand Five Hundred and No/100 Dollars (\$ 8,500.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Petra Land Co., Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Dionisio Rivera and Maria Rivera** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"


SUBJECT TO easements, reservations, restrictions and covenants, set back lines and rights of way, if any, of record.

To Have And To Hold to the said grantees, his her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of T.H. Tanner Construction, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 14<sup>th</sup> day of September, 2004.

Petra Land Co., Inc.

By:  (SEAL)  
Christian L. Reid  
Its: Secretary

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Christian Reid, whose name as Secretary of Petra Land Co., Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of Sept, 2004.

  
Notary Public  
My Commission Expires: 3/1/08

**Exhibit "A"**

A parcel of land in the South ½, Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the NW corner of the NW ¼ of the SE ¼ of Section 20 run South 00 degrees 02 minutes West for 276.2 feet; Thence run South 77 degrees 52 minutes West 151.9 feet; Thence run South 45 degrees 21 minutes East 35.9 feet to the point of intersection of the South margin of an unpaved public road and the easterly right of way line of County Road No. 63, the point of beginning of subject lot; From said point, run along the unpaved public road North 74 degrees 43 minutes East for 131.7 feet; continue along said road North 66 degrees 25 minutes East for 114.9 feet; continue along said road North 60 degrees 31 minutes East for 88.2 feet; thence run along a cable fence South 16 degrees 16 minutes East for 32.2 feet to a corner post of a cemetery; thence run along a fence South 06 degrees 28 minutes East for 98 feet; thence run North 85 degrees 32 minutes West for 288 feet to a point on said right of way line of County Road No. 63; run thence in a Northwesterly direction along said road right of way line (a curve concave left) for 40 feet to the point of beginning. Situated in Shelby County, Alabama.