This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of TEN THOUSAND and NO/00 (\$10,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

FLOYD A MATTESON, III, AN UNMARRIED MAN

grant, bargain, sell and convey unto,

RAFAEL BARAHONA AND MARIA E GARCIA

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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 herein 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19TH day of July, 2005.

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

FLOYD A MATTESON, IN

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before the 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 19TH day of July, 2005//

Notary Public

My Commission Expires: 10-16-08

EXHIBIT "A" LEGAL DESCRIPTION

A part of Lots 5 and 17, in Block 2, according to the Map of Birmingham Junction, as recorded in Deed Book 14, Page 239 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at a spike accepted as the SW corner of the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run North 1 degree 02 minutes East for 547.65 feet; thence left 64 degrees 24 minutes 17 seconds and run northeasterly for 44.23 feet; thence right 64 degrees 24 minutes 17 seconds and run Northerly for 132.93 feet to point of beginning; continue along last described course for 63.07 feet; thence left 50 degrees 55 minutes 06 seconds and run Northwesterly for 86.80 feet to a fence corner; thence left 100 degrees 57 minutes 15 seconds and run Southwesterly along fence line for 80.20 feet; thence left 94 degrees 01 minutes 11 seconds and run Southeasterly for 115.24 feet to point of beginning. Situated in Shelby County, Alabama.

20050720000362470 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 07/20/2005 11:20:10AM FILED/CERT

Shelby County, AL 07/20/2005 State of Alabama

Deed Tax:\$10.00