

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
Mario Vera
120 Big Oak Drive
Maylene, Alabama 35114

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)


20051004000516200 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
10/04/2005 12:18:33PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 (\$299,900.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Guy A. Tatum, III**, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Mario Vera and Angela Gonzales**, husband and wife (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

\$269,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Guy A. Tatum, III**, has hereunto set his hand and seal this the 29th day of September, 2005.


Guy A. Tatum, III

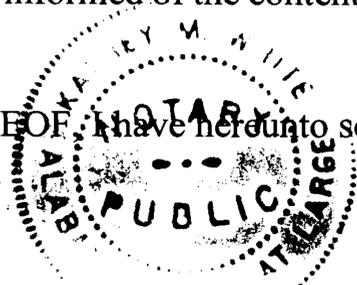
Shelby County, AL 10/04/2005
State of Alabama

Deed Tax: \$30.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Guy A. Tatum, III, a single individual, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of September, 2005.




NOTARY PUBLIC
My Commission Expires: 3/28/06

Professional Title

Fidelity National Title Insurance Co. of New York

Commitment Number: 15093



20051004000516200 2/2 \$44.00
Shelby Cnty Judge of Probate, AL
10/04/2005 12:18:33PM FILED/CERT

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

State of Alabama County of Shelby

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 16 and go North 89 degrees 34 minutes 18 seconds East along the North boundary of said 1/4-1/4 Section 628.50 feet to the point of beginning; thence South 00 degrees 23 minutes West for 618.66 feet to the North boundary as follows: (Go North 85 degrees 18 minutes 10 seconds West for 124.20 feet; thence South 86 degrees 10 minutes 55 seconds West for 72.23 feet); thence North 02 degrees 59 minutes 32 seconds West for 612.40 feet to the point of beginning; being situated in Shelby County, Alabama.