



20060629000313740 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
06/29/2006 01:17:13PM FILED/CERT

Send Tax Notice To:
Bertha Dieguez-Marino
2072 Cahaba Crest Drive
Hoover, Alabama 35242

This instrument was prepared by
Anthony C. Willoughby, Esquire
WILLOUGHBY & ASSOCIATES, P.C.
P.O. Box 43605
Birmingham, Alabama 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

\$100,000 AW

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 (\$10.00) and other good and valuable considerations to the undersigned Miguel A. Dieguez and wife, Bertha A. Dieguez and Bertha Dieguez-Marino, (herein referred to as "Grantors"), in hand paid by Dieguez-Marino Holdings, L.L.C., an Alabama Limited Liability Company (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1 – B3 and Lot 1 – B2 along with a 60 foot by 100 foot access easement to lot 1 - B2 which lies on Lot 1 – B1 and access and egress thereupon according to a Resurvey of Lot 1-B of The Narrows Commercial Subdivision – Sector 1, as recorded in Map Book 27, Page 107, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 2006 ad valorem taxes, a lien but not yet due and payable.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and the same have not been modified or amended.
4. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD, the tracts or parcels of land above described together withal and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Dieguez-Marino Holdings, L.L.C. and to its heirs, successors and assigns forever.



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AND SAID GRANTORS, for said GRANTORS, GRANTORS' successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs, successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, this the 25th day of June, 2006.



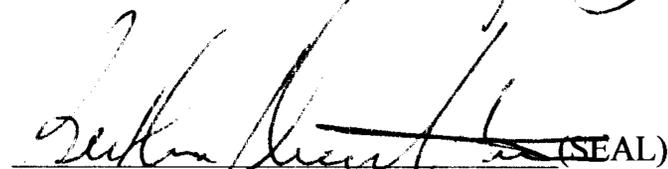
(SEAL)
Miguel A. Dieguez

Shelby County, AL 06/29/2006
State of Alabama

Deed Tax: \$100.00



(SEAL)
Bertha A. Dieguez



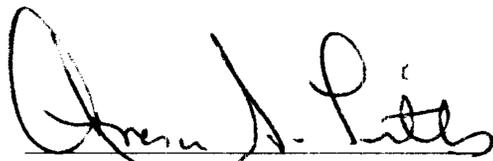
(SEAL)
Bertha Dieguez-Marino

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Miguel A. Dieguez , Bertha A. Dieguez and Bertha Dieguez-Marino 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of June, 2006.



Notary Public

17/09

MY COMMISSION EXPIRES 2/17/09

My Commission Expires:

AFFIX SEAL