This instrument was prepared by: Mark E. Gualano First Security Title, Inc. 5120 Selkirk Dr. Suite 120 Birmingham, AL 35242

Send Tax Notice To:

Rodrigo Mondragon 449 Heather Sage Road

Maylene, AL35114

File No. 6-529

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

20060718000345940 1/1 \$58.00 Shelby Cnty Judge of Probate,AL 07/18/2006 12:29:04PM FILED/CERT

COUNTY OF SHELBY

That in consideration of Two Hundred Twenty-Nine Thousand, Nine Hundred Dollars and Zero Cents (\$229,900.00) to the undersigned grantor, Mayhall Builders, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Rodrigo Mondragon and wife, Vivian L. Mondragon (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, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 20 according to the Survey of Lacey's Grove Phase 1 as recorded in Map Book 35, page 137 in the Probate Office of Shelby County, Alabama.

> Shelby County, AL 07/18/2006 State of Alabama

Deed Tax: \$47.00

This instrument is subject to the following:

Ad Valorem taxes for the year 2006 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.

\$183,200.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRAN' conveyance, has hereto set its signature and seal, this	
ATTEST:	Mayhall Builders, Inc. By:
, Witness	John Mayhall, Pair ht
STATE OF ALABAMA	
COUNTY OF SHELBY	
1, Mark Edward Grafano	, a Notary Public in and for the said County in said State, hereby certify that
John Mayhall, whose name as Pesident	of Mayhall Builders, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Jule Given under my hands and official seal, this the

, Notary Public

MARK EDWARD GUALANO NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES AUGUST 15, 2009