

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Hilario Perez and M. Elizabeth Perez 54 Highway 205 Montevallo, Alabama 35115

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirteen thousand** and no/100 (\$113,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Lois Lucas, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hilario Perez** and M. Elizabeth Perez (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$113,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of November, 2006.

Las Lucas

STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Lois Lucas, an unmarried woman, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

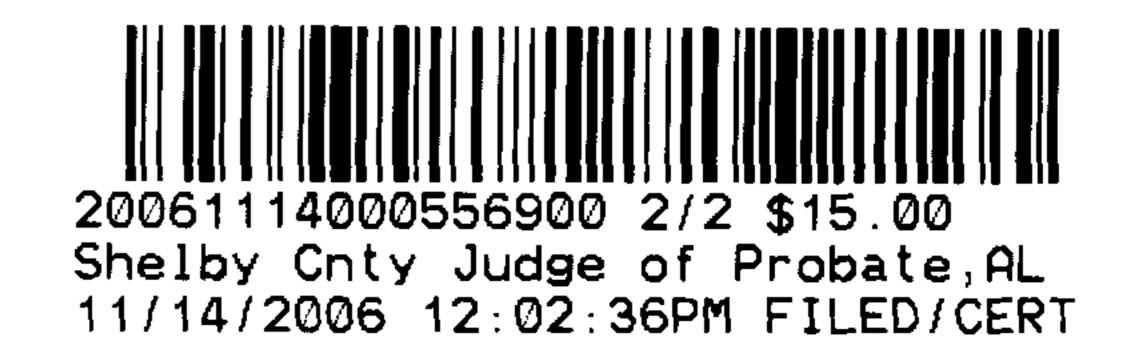
Given under my hand and official seal this 3rd day of November, 2006.

Notary Public

My Commission Expires:02-26-09

STEPHANIE JONES

Notary Public - Alabama, State At Large My Commission Expires 2 / 26 / 2009



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EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Southwest ¼ of the Northeast ¼ of Section 19, Township 22 South, Range 3 West of the Huntsville Meridian; proceed N 2°45' W 43 feet to the north right of way of the Aldrich-Montevallo Road (Shelby County Highway 10); proceed S 87°25' W along said right of way for a distance of 612 feet to the east right of way of Shelby County Highway 205; proceed N 2°35' W along said right of way for a distance of 205 feet to the point of beginning; continue along said line for a distance of 205.00 feet; turn an angle to the right of 89°40°01" (deed – 90°) and proceed for a distance of 102.18 feet (deed – 100 feet); turn an angle to the right of 90°51'05" (deed – 90°) and proceed for a distance of 100.00 feet to the point of beginning.

Containing 0.47 acre, more or less.

This is that certain property recorded in Deed Volume 194, Page 291, in the Office of the Judge of Probate of Shelby County, Alabama, being CORRECTED AND SUPERSEDED by more accurately describing the angles and distances of the property actually possessed.