

This instrument was prepared by  
Mitchell A. Spears, Attorney at Law  
P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Juan C. Gonzalez  
(Address) 56 Highway 204  
Montevallo, AL 35115

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Warranty Deed

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY SEVEN THOUSAND DOLLARS (\$47,000.00) AND OTHER CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JANE YOUNG, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JUAN GONZALEZ**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**A part of Lot 17A, Thomas Addition to Town of Aldrich, as recorded in Map Book 3, Page 32, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commencing at a 1" bolt found at the intersections of the westerly right of way line of County Highway 204 with the northerly line of Lot 17-A, being the POINT OF BEGINNING; thence South 0 degrees 00 minutes 00 seconds East assumed along said Westerly line 122.00 feet to a 5/8" rebar set; thence North 86 degrees 24 minutes 23 seconds West 156.00 feet to a 5/8" rebar set; thence North 1 degree 52 minutes 01 seconds West 122.31 feet to a 5/8" rebar set on said North line; thence South 86 degrees 24 minutes 23 seconds East along said line 160.00 feet to the POINT OF BEGINNING.**

**According to the survey of Steven H. Gilbert, PLS No. 17507, dated September 23, 1999.**

**SUBJECT TO:**

- **Taxes for 2007 and subsequent years.**
- **Subject to easement for electric distribution lines, poles, guy wires as shown on map of said subdivision, as recorded in Map Book 3, Page 52, in Probate Office of Shelby County, Alabama.**
- **Transmission line permit to Alabama Power Company recorded in Deed Book 118, Pages 134 and 135 in Probate Office.**



20070307000103740 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
03/07/2007 11:43:35AM FILED/CERT

- Easement reserved for a water line from the city main as recorded in Deed Book 324, Page 917.
- Utility poles as shown on survey of Steven H. Gilbert, dated September 23, 1999.
- Encroachment of chain link fence upon property adjoining on the North side of insured premises as shown on survey of Steven H. Gilbert, dated September 23, 1999.
- Purchase money first mortgage in favor of Central State Bank in the sum of \$35,000.00.

JANE YOUNG IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 1993-39986, PROBATE OFFICE, SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, JESSE YOUNG (ALSO KNOWN AS JESSE W. YOUNG), IS DECEASED, HAVING DIED MARCH 15, 2001.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 27<sup>th</sup> day of Feb., 2007.

Shelby County, AL 03/07/2007  
State of Alabama  
Deed Tax: \$12.00

Jane Young  
JANE YOUNG

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JANE YOUNG**, 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 conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of Feb., 2007.

[Signature]  
Notary Public  
My commission expires: 8/13/09