

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Alejandro Chavez

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

8613 Hwy 42
Shelby AL 35142

WARRANTY DEED



20070504000207590 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
05/04/2007 09:50:11AM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Eighty Nine Thousand dollars and Zero cents (\$189,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jerry W. Huff, a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Alejandro Chavez (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$154,200.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

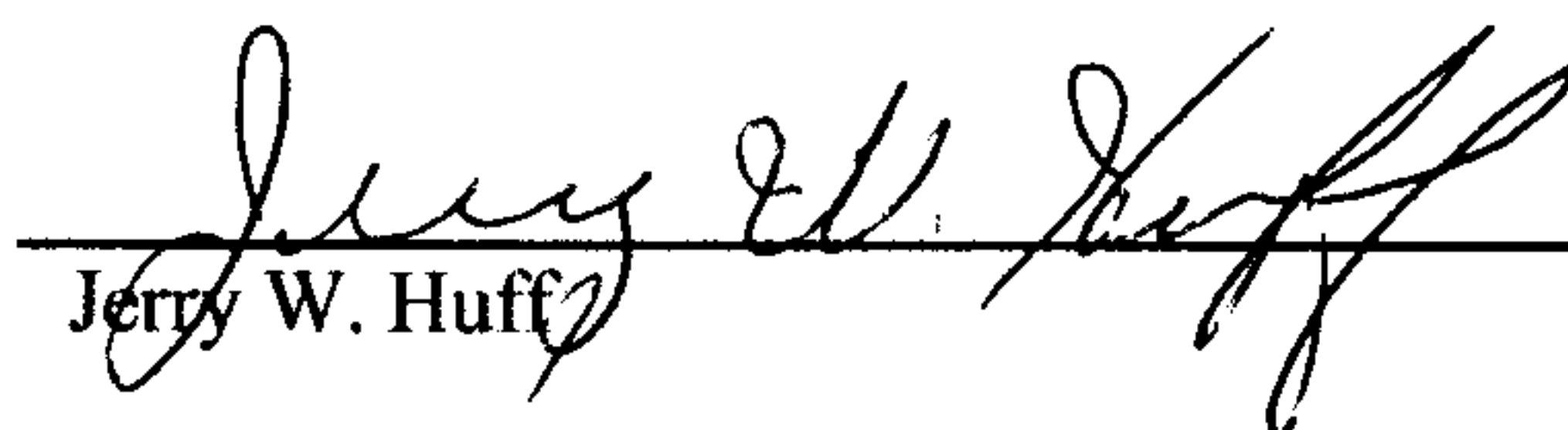
THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND 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 GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of April, 2007.

(SEAL)


Jerry W. Huff (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Shelby County, AL 05/04/2007
State of Alabama

.L)

Deed Tax: \$35.00

STATE OF ALABAMA

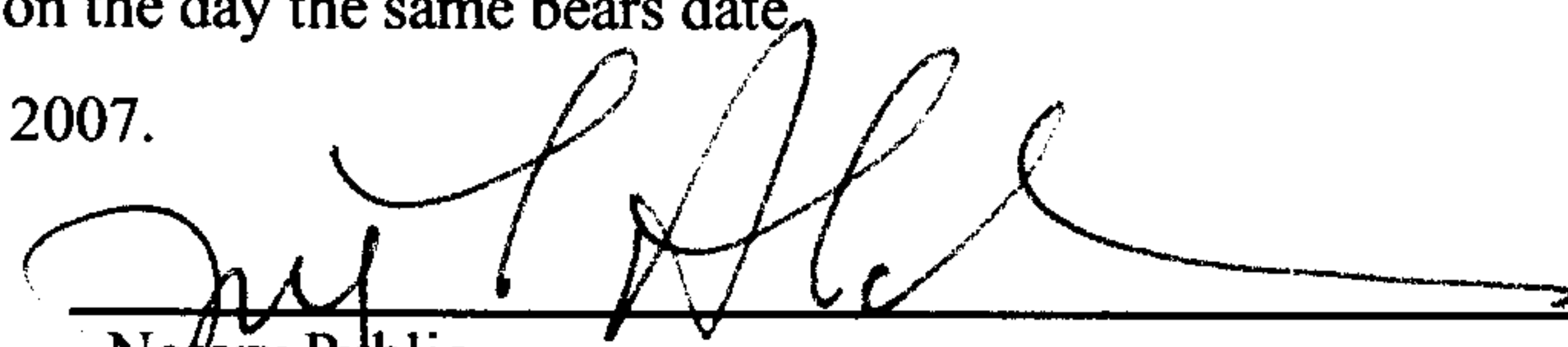
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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Jerry W. Huff 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2007.



Notary Public
My Commission Expires: 10/16/08

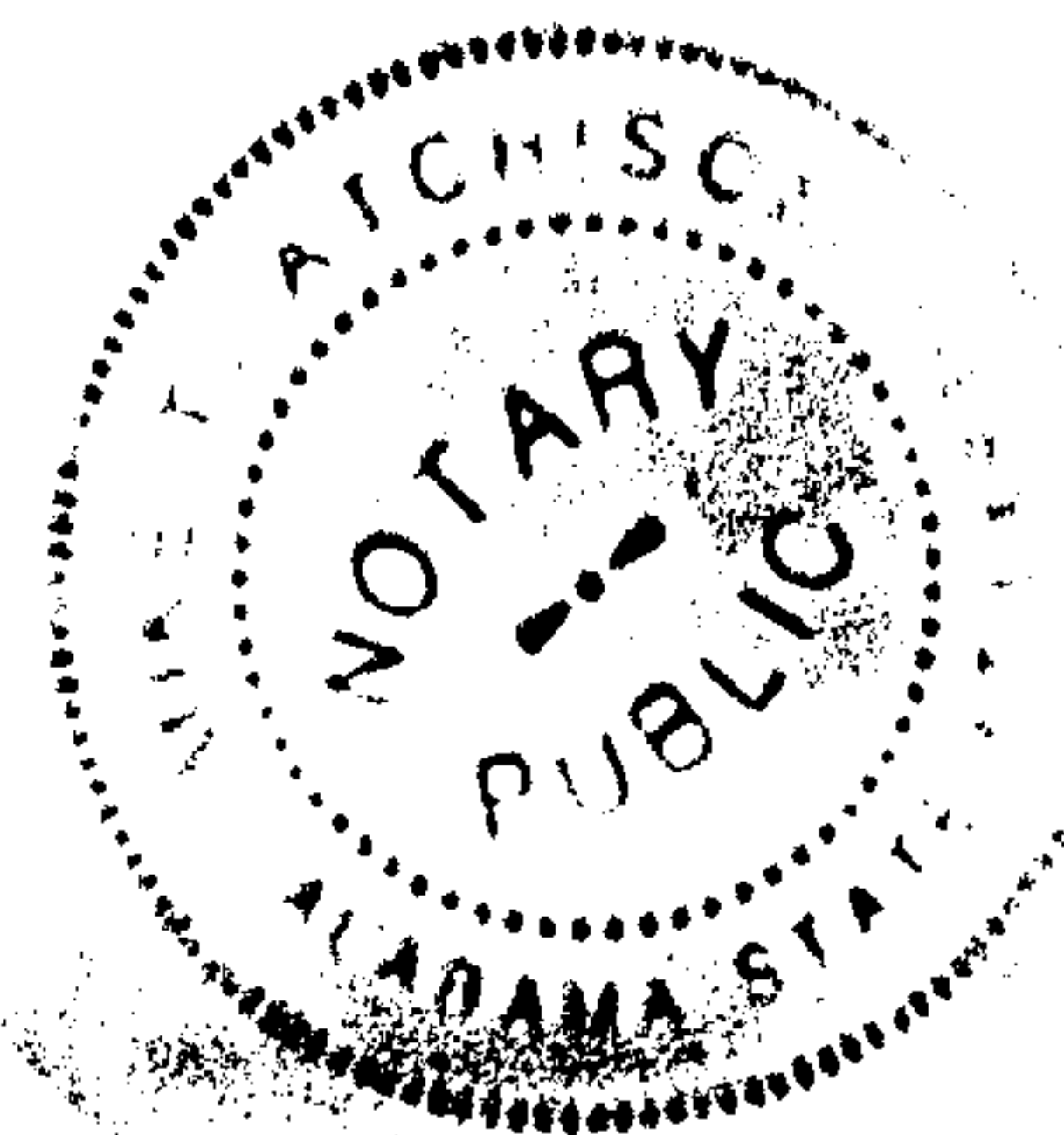


EXHIBIT A

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED IN A DEED TO JERRY HUFF, RECORDED IN INSTRUMENT NUMBER 1999-19807, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 2" IRON PIPE, FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE S 89°18'00" W, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 154.95 FEET TO THE POINT OF BEGINNING;

THENCE S 03°59'34" E, A DISTANCE OF 93.84 FEET TO A POINT;

THENCE N 64°15'03" W, A DISTANCE OF 142.75 FEET TO POINT ON THE WEST RIGHT -OF-WAY OF STATE HIGHWAY NO. 25;

THENCE N 25°41'20" E, ALONG SAID RIGHT -OF-WAY, A DISTANCE OF 106.12 FEET TO A POINT;

THENCE S 76°46'02" E, A DISTANCE OF 74.28 FEET TO A POINT;

THENCE S 03°59'34" E, A DISTANCE OF 47.95 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.291 ACRES OF LAND.

SUBJECT TO PARTS OF THE FOLLOWING EASEMENT;

AN EASEMENT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING ACROSS THE LAND DESCRIBED IN A DEED TO JERRY HUFF, RECORDED IN INSTRUMENT NUMBER 1999-19807, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 2" IRON PIPE, FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE S 89°18'00" W, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 147.25 FEET TO THE POINT OF BEGINNING;

THENCE S 03°59'34" E, A DISTANCE OF 39.23 FEET TO A POINT;

THENCE S 25°33'55" W, A DISTANCE OF 50.85 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL;

THENCE N 64°15'03" W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO POINT;

THENCE N 25°33'55" E, A DISTANCE OF 46.84 FEET TO A POINT;

THENCE N 03°59'34" W, A DISTANCE OF 59.76 FEET TO A POINT;

THENCE N 76°46'02" W, A DISTANCE OF 79.91 FEET, TO A POINT ON THE WEST RIGHT -OF-WAY OF STATE HIGHWAY NO. 25;

THENCE N 25°41'20" E, ALONG SAID RIGHT -OF-WAY, A DISTANCE OF 15.36 FEET TO A POINT;

THENCE S 76°46'02" E, A DISTANCE OF 87.65 FEET TO A POINT;

THENCE S 03°59'34" E, A DISTANCE OF 35.54 FEET TO THE POINT OF BEGINNING.