



20070720000339400 1/2 \$40.00  
Shelby Cnty Judge of Probate, AL  
07/20/2007 10:13:54AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

A/ Eric Johnston, Attorney at Law  
Suite 107, 1200 Corporate Drive  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

TELESFORO HERRERA MARTINEZ and LILIA  
H. HERRERA SARMIENTO  
404 BENT CREEK TRACE  
Pelham, AL 35124

*Warranty Deed*

STATE OF ALABAMA

CITY OF PELHAM, COUNTY OF  
SHELBY

**JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

*Know all Men by these Presents:* That, in consideration of Two Hundred Fifty Nine Thousand and Nine Hundred Dollars (\$259,900.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Humberto L. Mevina for TITO'S COMPANY, INC., It's President** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **TELESFORO HERRERA MARTINEZ, MARRIED, AND LILIA H. HERRERA SARMIENTO, MARRIED** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in PELHAM, Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Bent Creek Subdivision Sector 1, as recorded in Map Book 36, page 23, in the Probate Office of Shelby County, Alabama

**\$ 233,910.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**SUBJECT TO:**

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
2. Right-of-way granted to Alabama Power Company recorded in Volume 126, page 55 and Instrument No. 2005-56418.

*To Have and To Hold* the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, 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 premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

*In Witness Whereof*, the said Grantor has set its hand and seal this 13th day of July, 2007.

**TITO'S COMPANY, INC.**

Shelby County, AL 07/20/2007  
State of Alabama

Deed Tax: \$26.00

By:  \_\_\_\_\_ {L.S.}

*Humberto L. Mevina, It's President*



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STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that Humberto L. Mevina for **TITO'S COMPANY, INC.**, It's President, 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, it executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of July, 2007.

*D. Michele H. Bragg*

Notary Public

My commission expires \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 21, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS