

THIS INSTRUMENT WAS PREPARED
WITHOUT BENEFIT OF A TITLE
SEARCH OR SURVEY BY:
Jauregui Law Firm, LLC
One Perimeter Park South
Suite 330 North
Birmingham, AL 35243


20070925000448770 1/3 \$117.00
Shelby Cnty Judge of Probate, AL
09/25/2007 09:35:32AM FILED/CERT


STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency whereof is acknowledged, the undersigned RAMON JOHN SAMANIEGO, III, a married individual, and SHIRLEY G. SAMANIEGO, a married individual ("Grantor"), does by these presents grant, bargain, sell, and convey unto BAY'S DREAM, LLC, an Alabama limited liability company ("Grantee"), certain real property situated in Shelby County, Alabama more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all and singular to the extent of any interest therein of Grantor, the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof except as herein disclosed; and also all the estate, right, title, interest, dower, and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances except as herein disclosed, to the extent of any interest of Grantor therein, subject to all easements, exceptions, covenants, conditions of record.

TO HAVE AND TO HOLD to the said Grantee, its successors or assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the
21 day of September, 2007.


RAMON JOHN SAMANIEGO, III, Grantor


SHIRLEY G. SAMANIEGO, Grantor



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 § ss.
COUNTY OF SHELBY §

I, the undersigned, a notary public in and for the said county and state, hereby certify that RAMON JOHN SAMANIEGO, III, and SHIRLEY G. SAMANIEGO whose name are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they with full authority, executed the same voluntarily.

Given under my hand on this the 21 day of September, 2007.

April Wright
Notary Public

My Commission Expires: 3/7/11

Shelby County, AL 09/25/2007
State of Alabama

Deed Tax: \$100.00

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest Quarter of said Section 12; thence run South 00 degrees, 14 minutes, 09 seconds West for a distance of 330.50 feet; thence run South 88 degrees, 06 minutes, 26 seconds East for a distance of 1281.95 feet to a point on the Westerly right of way line of Shelby County Highway 16; thence run North 00 degrees, 24 minutes, 35 seconds West, along said Westerly right of way line for a distance of 330.50 feet to a point on the North line of said Section 12; thence run North 88 degrees, 06 minutes, 05 seconds West for a distance of 1278.23 feet to the point of beginning.

Said property is the same Tract in that certain Warranty Deed from Sandra Irene Jones Morris, and Nancy Anita Jones Ingram as Co-Executrixes of the Estate of Mattie R. Jones, deceased under Order Approving Private Sale in Probate Case PR-2003-000586, such Warranty Deed dated December 8, 2004, and recorded at the Probate Office of Shelby County, Alabama.

This conveyance is executed and delivered subject to all reservations or conveyances of oil, gas and other minerals located in, under or upon the property, and rights incidental thereto, and easements, rights-of-way, restrictive covenants, other restrictions, conditions, servitudes or encumbrances of record.