20071105000510320 1/2 $38.00
Shelby Cnty Judge of Probate, AL
11/05/2007 01:24:02PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO SURVEY OR TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Manuel Avila Torres
Maria Guadalupe De la fuenta

$23,590.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, to the undersigned grantor, Tammy Ann Bean, an unmarried woman, in hand paid by Manuel Avila Torres and wife, Maria Guadalupe De la fuente, the receipt whereof is hereby acknowledged, the said Tammy Ann Bean (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Manuel Avila Torres and wife, Maria Guadalupe De la fuente, as joint tenants with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of Record.

TO HAVE AND TO HOLD to the Grantees, 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 hereby 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.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 25 day of October, 2007.

WITNESSES:

Tammy Ann Bean
Tammy Ann Bean

Shelby County, AL 11/05/2007
State of Alabama

Deed Tax:$24.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy Ann Bean, an unmarried woman, 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 the same voluntarily on the day the same bears date.

Given under my hand and seal this 25th day of October, 2007.

Notary Public

My Commission Expires: Nov 11, 2008

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EXHIBIT "A"

Commence at the S.W. corner of the N.E. ¼ of the S.E. ¼, Section 18, T.S. 20 S, R2W, Shelby County, Alabama, and run thence Easterly along the South line of said quarter-quarter a distance of 440.53' to the point of beginning of the parcel-being described; thence continue along last described course a distance of 219.15' to a point; thence turn an angle of 88 deg. 40 minutes 00 seconds to the left and run Northerly a distance of 455.81' to a point; thence turn an angle of 91 deg. 20 minutes 00 seconds to the left and run Westerly a distance of 178.43' to a point; thence turn an angle of 65 deg. 00 minutes 00 seconds to the left and run Southwesterly a distance of 104.41' to a point; thence turn an angle of 23 deg. 40 minutes 00 seconds to the left and run Southerly a distance of 363.88' to the point of beginning, containing 2.25 acres. Property is served by a twenty foot wide easement described in separate description.

Twenty foot wide easement servicing property is described as follows:

A twenty foot (20') wide access easement described as follows:

Commence at the S.W. corner of the N.E. ¼ of the S.E. ¼ ,Section 18, T.S. 20S R2W, Shelby County, Alabama, and run thence Westerly a distance of 396.0' to a point; thence turn an angle of 91 deg. 46 minutes 50 seconds to the right and run Northerly a distance of 209.03' to the point of beginning of the easement being described; thence continue along last described course a distance of 20.01' to a point thence turn an angle of 88 deg. 13 minutes 10 seconds to the right and run Easterly a distance 1,057.47' to a point on the West property line of Parcel No. 1; thence turn an angle of 91 deg. 20 minutes 00 seconds to the right and run Southerly a distance of 20.01' to a point; thence turn an angle of 88 deg. 40 minutes 00 seconds to the right and run Westerly a distance of 1,057.32' to the point of beginning and the end of easement.