

THIS INSTRUMENT PREPARED BY:
Michael W. Lindsey, Esq.
200 Cahaba Park Circle, Ste 214
Birmingham, Al 35242
(205) 980-6065

SEND TAX NOTICE TO:
Celia Hidalgo
12131 Hwy 17
Montevallo, AL 35115

WARRANTY DEED

20071127000538130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/27/2007 10:49:21AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of **One Hundred and Three Thousand and 00/100 Dollars (\$103,000.00)** paid by the Grantee herein, the receipt of which is hereby acknowledged, **Daniel Hidalgo and Elizabeth Powell**, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Celia Hidalgo** (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit A

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

* A Mortgage for the purchase price as above recited is acknowledged.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 21st day of November, 2007.

Daniel Hidalgo

Elizabeth Powell

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Daniel Hidalgo and Elizabeth Powell**, whose names 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 executed the same voluntarily.

Given under my hand and official seal this 21st day of November, 2007.

Notary Public

My Commission Expires: 12-6-09

EXHIBIT A


20071127000538130 2/2 \$15.00
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A part of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County Alabama, more particularly described as follows: Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run East along the North line of said 1/4 1/4 section to the Eastern boundary line of Southern Railroad Right of Way to the Point of Beginning of herein described property; thence run East along the North line of said 1/4 1/4 section a distance 267.4 feet; thence South a distance of 104.3 feet; thence West of Eastern right of way of Southern Railroad; thence along the Easterly line of said right of way to Point of Beginning. Less and Except the Westerly 15 feet for road right of way; also an Easement described as follows: Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West and run in an Easterly direction along the North line thereof a distance of 50.00 feet to a point on the Easterly right of way of Southern Railway; thence turn right an angle of 101 degrees 39 minutes in a Southwesterly direction along said right of way a distance of 105.84 feet to a Point of Beginning; thence continue last described course for a distance of 112.0 feet, more or less, to a point on the Northeasterly right of way line of Shelby County Highway No. 17, thence turn left 21 degrees 10 minutes in a Southeasterly direction along said highway right of way line a distance of 30.00 feet; thence turn left an angle of 148 degrees 50 minutes in a Northeasterly direction a distance of 140.00 feet; thence turn left an angle of 101 degrees 39 minutes in a Westerly direction a distance of 15.00 feet, more or less to the Point of Beginning.