This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Maximiliano Javier Perez
748 Crosscreek Trail
Pelham, AL 35124

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Terra Lea Shield Richardson as Executrix of the Last Will and Testament of Annabelle Wingo Shield, deceased, Probate Case No. 41528 in the Probate Office of Jefferson County, Alabama, Bessemer Division,** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Maximiliano Javier Perez,** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 14, Block 3, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

Annabelle W. Shield and Annabelle Wingo Shield are one and the same person.

The property is conveyed in its present "AS-IS" condition.

$127,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **27th** day of **November, 2007.**

Terra Lea Shield Richardson
as Executrix of the Last Will
and Testament of Annabelle
Wingo Shield, deceased,
Probate Case No. 41528

Terra Lea Shield Richardson
Terra Lea Shield Richardson,
Executrix

20071212000561780 1/1 $33.50
Shelby Cnty Judge of Probate, AL
12/12/2007 02:06:08PM FILED/CERT

Shelby County, AL 12/12/2007
State of Alabama

Deed Tax:$22.50

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Terra Lea Shield Richardson as Executrix of the Last Will and Testament of Annabelle Wingo Shield, deceased, Probate Case No. 41528, 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 Instrument she, in her capacity as such Executrix, executed the same voluntarily on behalf of said Estate pursuant to the Last Will and Testament of Annabelle Wingo Shield, deceased, Probate Case No. 41528.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of November, 2007.

NOTARY PUBLIC
My Commission Expires: 6-5-2011

CLAYTON T. SWEENEY, ATTORNEY AT LAW