

Send tax notice to:

Janta R. Dittenhoefer

214 Willow Point Circle

Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand Nine Hundred and 00/100 Dollars (\$108,900.00) in hand paid to the undersigned Bibiana Gomez-Vargas and husband, Pedro Rey-Rodriguez (hereinafter referred to as Grantors") by Janta R. Dittenhoefer and Allen C. Dittenhoefer Jr. (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Willow Point Phase 2, as recorded in Map Book 22, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$108,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Bibiana Gomez-Vargas and Pedro Rey-Rodriguez  
hereunto set their signature(s) and seal(s) on February 14, 2008.

*Bibiana Gomez-Vargas by her  
AIF Pedro Rueda*

Bibiana Gomez-Vargas, by her  
Attorney in Fact, Pedro Rueda

*Pedro Rey Rodriguez by his  
AIF Pedro Rueda*

Pedro Rey-Rodriguez, by his Attorney  
in Fact, Pedro Rueda

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Pedro Rueda, whose name as Attorney in Fact for Bibiana Gomez-Vargas and husband, Pedro Rey-  
Rodriguez, is signed to the foregoing conveyance and who is known to me, acknowledged before me  
this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and  
with full authority, executed the same voluntarily on the date the same bears date.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Given under my hand and official seal this the 14th day of February, 2008.

(NOTARIAL SEAL)



*Mary Pamela Short*

Notary Public

Print Name:

Commission Expires: