

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

SEND TAX NOTICE TO:
Juan Chavez
36 Houston Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

FILED
2009
05/15/09


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, paid to the undersigned grantor, Reba Joy Hood, an unmarried woman, one and the same as Reba Joy Hood Jones in that certain deed recorded in Instrument #1996-39205 in the Probate Office of Shelby County, Alabama ("Grantor"), by Juan De Dios Chavez Lopez and Lizet Martinez Chavez ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 38, in Deer Springs Estates 3rd Addition, according to Map recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama. Also, a parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of Lot #38 of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama, said point also being the NW corner of Lot #43 of said subdivision; thence in a northwesterly direction along the Southwest line of said Lot #38 a distance of 150.0 feet to the Northwest corner of said Lot #38, said point also being on the Southeast right of way line of Houston Drive; thence 90 degrees 00 minutes 00 seconds left in a Southwesterly direction along said right of way line (extended) a distance of 60.0 feet; thence 90 degrees 00 minutes 00 seconds left in a Southeasterly direction a distance of 124.65 feet; thence 67 degrees 05 minutes 48 seconds left, in a Southeasterly direction a distance of 65.13 feet to the point of beginning. All situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement to Plantation Pipe Line Company recorded in Deed Book 112, Page 219, and Deed Book 148, Page 541, in the Probate Office; (3) Pipe line easements to Colonial Pipe Line Co., recorded in Deed Book 221, Page 758; Deed Book 221, Page 760; and Deed Book 221, Page 762, in the Probate Office; (4) Right of way deed to Shelby County recorded in Deed Book 180, at Page 586, in the Probate Office; (5) Right of way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 283, Page 850, and Deed Book 287, Page 513, in the Probate Office; (6) 35 foot building line from Houston Drive; 7.5 easement along the Northeasterly and Southeasterly lot lines, all as shown on recorded map.

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


20090515000184060 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 05/15/2009
State of Alabama
Deed Tax : \$10.00

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.

And Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 13th day of May, 2009.

WITNESS:

D. Marshall

Reba Joy Hood
Reba Joy Hood, one and the same as Reba Joy Hood Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reba Joy Hood, one and the same as Reba Joy Hood Jones, 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 13th day of May, 2009.

[Signature]
Notary Public

My Commission Expires: 07/14/2011