

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
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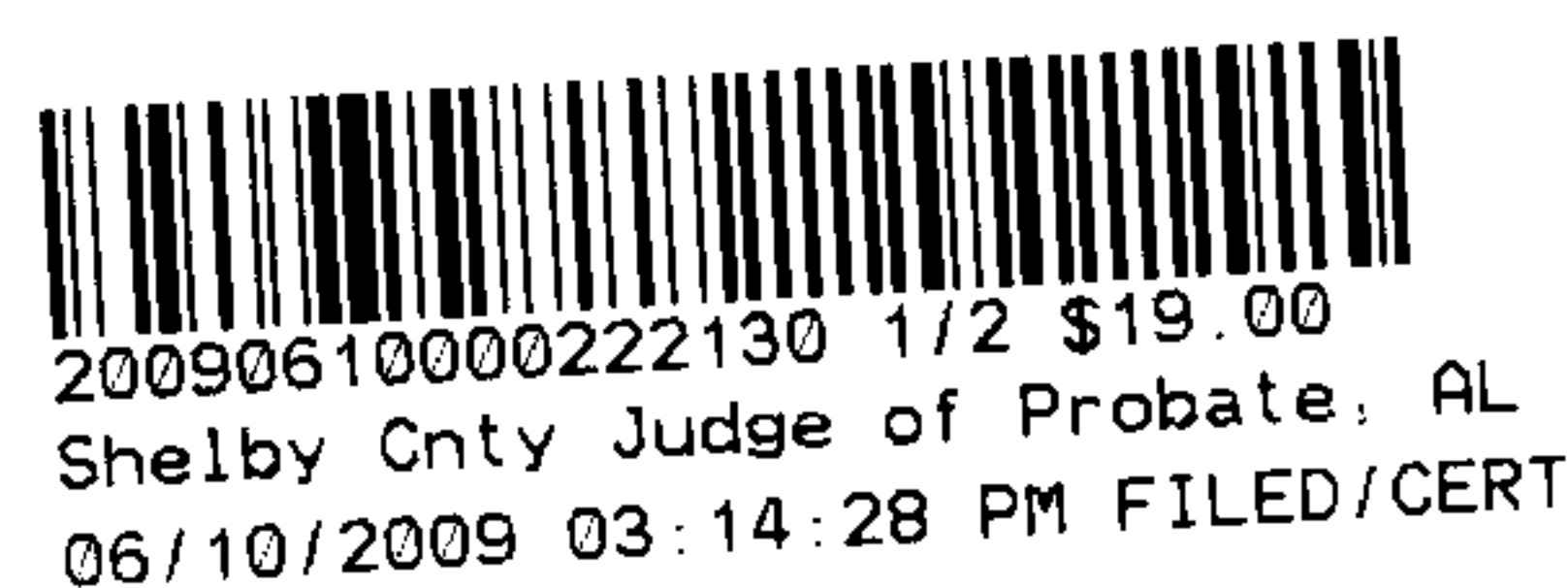
Send Tax Notice to:  
Manuel Avila Torres  
172 LB Road  
Pelham, AL  
35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHNNY BRASHER, a single man and BARBARA KELLY, a single woman (herein referred to as Grantors)** grant, bargain, sell and convey unto **MANUEL AVILA TORRES and wife, MARIA GUADALUPE DE LA FUENTE (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description for Parcel C.*



**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2009.
2. Easements, restrictions, rights of way, and permits of record.

Shelby County, AL 06/10/2009  
State of Alabama  
Deed Tax : \$5.00


Property described herein constitutes no part of the homestead of the Grantor.

**TO HAVE AND TO HOLD** Unto the said 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7<sup>th</sup> day of May, 2009.

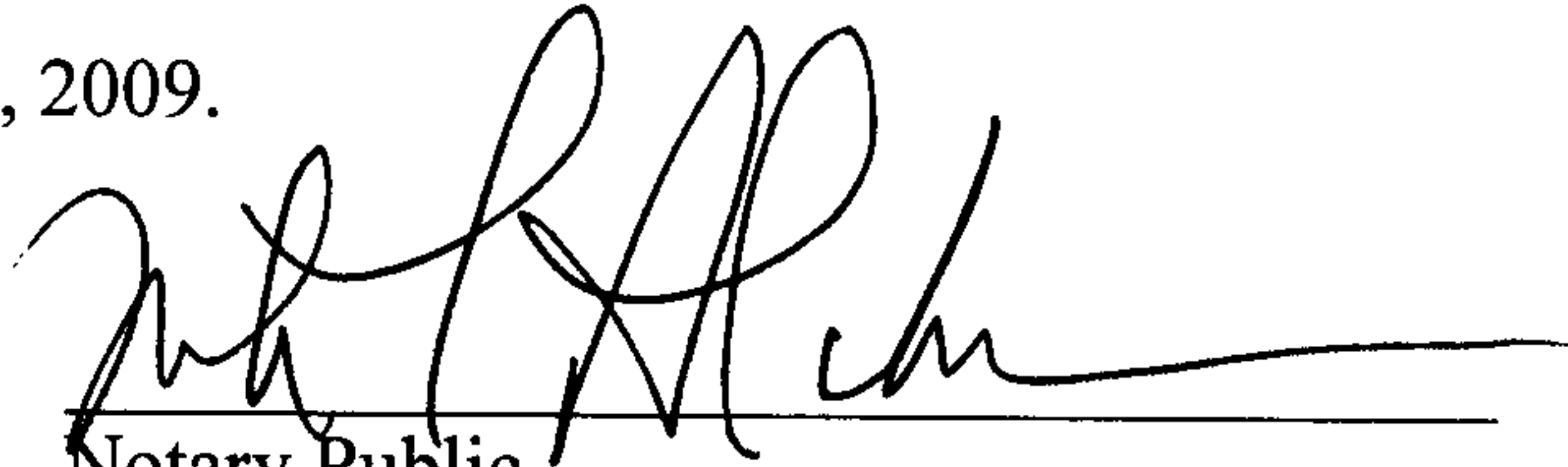
  
\_\_\_\_\_  
**JOHNNY BRASHER**

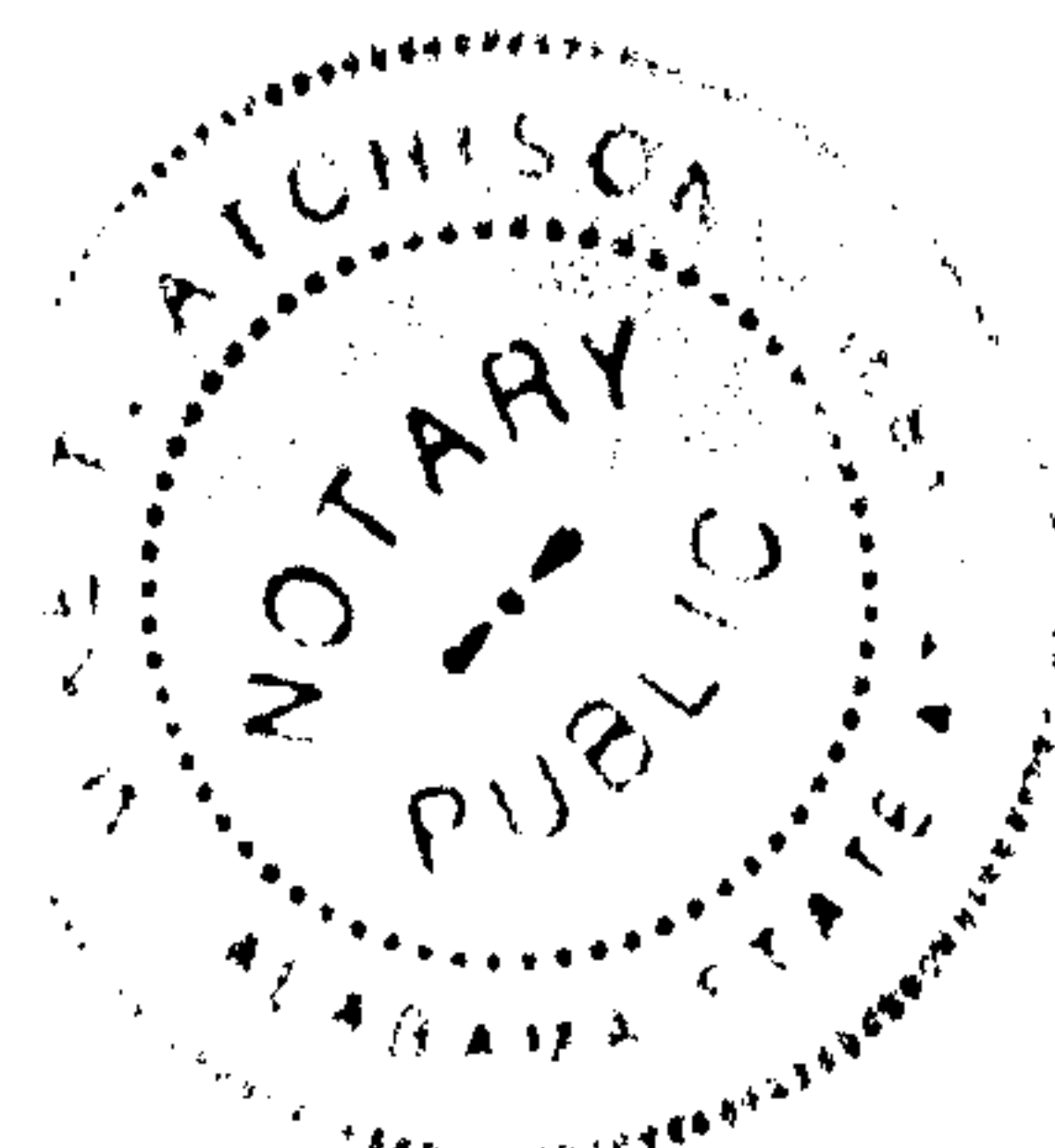
  
\_\_\_\_\_  
**BARBARA KELLY**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **JOHNNY BRASHER and BARBARA KELLY**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of May, 2009.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-16-12



# EXHIBIT A



20090610000222130 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/10/2009 03:14:28 PM FILED/CERT

## **PARCEL -'C'**

**Commence at the southwest corner of the northeast quarter of the southeast quarter of Section 18, Township 20 south, Range 2 west, Shelby County, Alabama and run thence N 88° 12' 12" E along the south line of said quarter-quarter section a distance of 295.24' to a set rebar corner ; Thence continue last described corner; Thence run N 00° 37' 18" W a distance of 255.56' to a set rebar corner and the point of beginning of the property, Parcel 'C' being described; Thence run N 00° 41' 35" W a distance of 211.79' to a rebar corner; Thence run N 88° 53' 35" E a distance of 25.00' to a rebar corner; Thence run S 06° 02' 01" W a distance of 213.44' to the point of beginning, containing 0.06 of an acre.**

**Each of the three parcels are subject to any and all agreements of probated record or applicable law.**