

John R. Holliman
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

\$10,000 value

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Nelson Y. Flores and Betty E. Flores, husband and wife, (hereinafter referred to as), hereby grant, bargain, sell and convey unto Nelson Flores and Betty Y. Flores, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description being conveyed by this property.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

No title search was performed.

Send Tax Notice to:
Nelson Flores
614 Fulton Springs Road
Alabaster, Alabama 35007


Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And said for , successors and assigns covenant with the

said GRANTEE, his heirs and assigns, that lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that a good right to sell and convey the same as aforesaid; that will and heirs and assigns 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, hereunto set hand and seal on this the 11 day of DECEMBER, 2009.



Nelson Y. Flores



Betty E. Flores

STATE OF ALABAMA

Shelby County, AL 01/04/2010

COUNTY OF SHELBY

State of Alabama

Deed Tax : \$10.00

I, the undersigned, a notary public in and for said county in said state, hereby certify that Nelson Y. Flores and Betty E. Flores, husband and wife, whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of DECEMBER, 2009.



Notary Public

My Commission Expires:

8/29/10

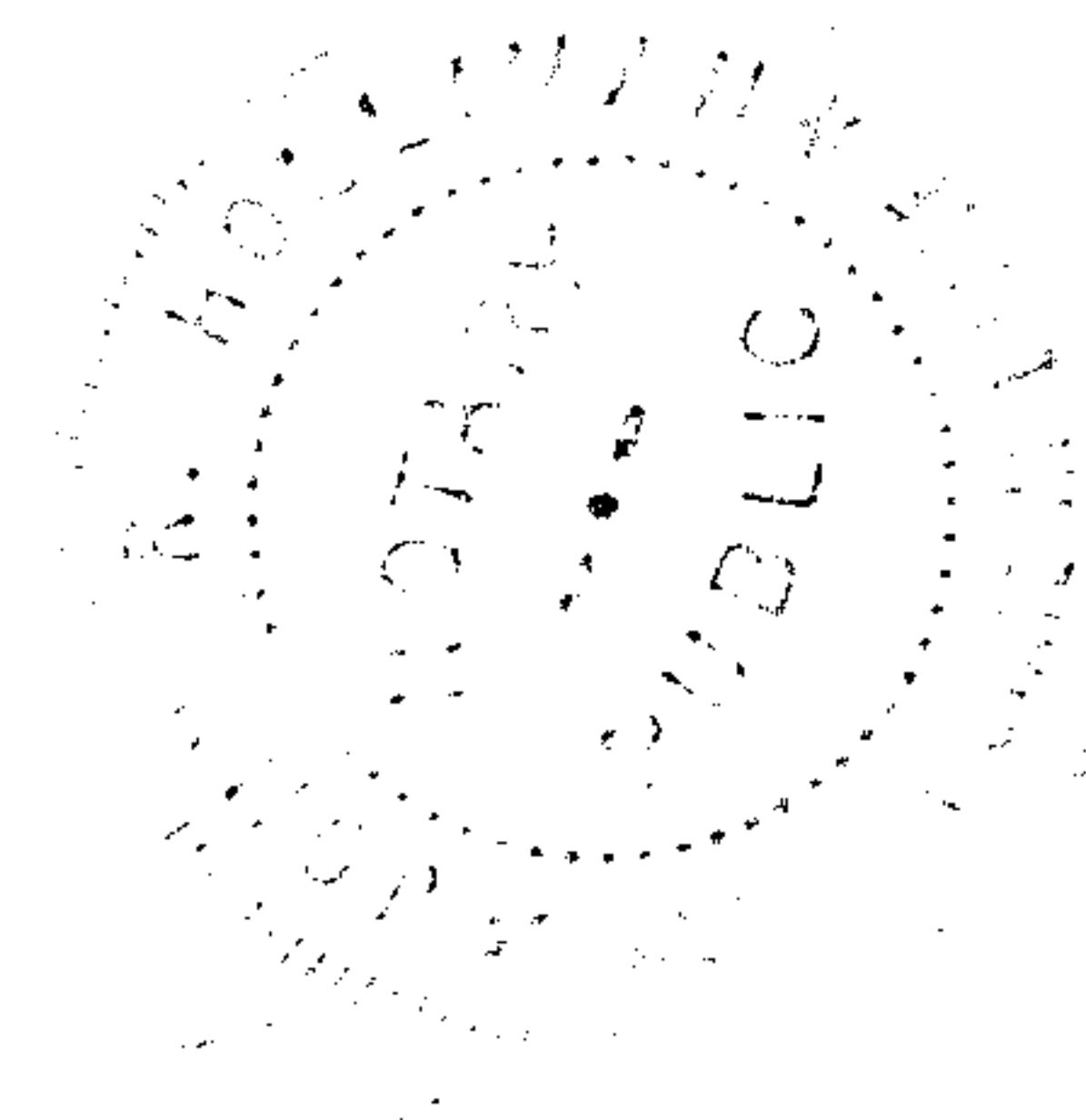



Exhibit A


20100104000001970 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
01/04/2010 04:12:09 PM FILED/CERT

LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Begin at the NE corner of the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, said point being the point of beginning; thence South 0 degrees 20 minutes 44 seconds East along the Easterly boundary of said 1/4 1/4 section a distance of 141.09 feet; thence North 65 degrees 40 minutes 35 seconds West a distance of 300.57 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 26 (60 foot right of way) said point lying on a curve to the right having a radius of 1905.50 feet and a central angle of 6 degrees 07 minutes 58 seconds; thence along said right of way and the arc of said curve a distance of 203.96 feet; said arc subtended by a chord which bears North 42 degrees 39 minutes 45 seconds East a distance of 203.87 feet to the end of said curve; thence South 45 degrees 28 minutes 55 seconds East and leaving said right of way a distance of 186.16 feet to the point of beginning.