

Send tax notice to:

Brent M. Deason

Happiness V. Deason

311 Stonecreek Circle

Helena, AL 35080-8108

NtC0900374

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County: Shelby

  
20100111000009480 1/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
01/11/2010 12:34:34 PM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 01/11/2010

State of Alabama

Deed Tax : \$3.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned **Pedro R Azuero and Catalina Suarez by and through their attorney-in-fact, Chad Beasley** (hereinafter referred to as Grantors”) by **Brent M. Deason and Happiness V. Deason** (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 1519, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33 at Page 131 in the Judge of Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

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

\$166,920.00 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 lawfully seized in fee simple of said premises; that it is 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 grantees, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantors Pedro R Azuero and Catalina Suarez, by and through their attorney-in-fact, Chad Beasley, hereunto set their signature(s) and seal(s) on October 30, 2009.

*Pedro R. Azuero by his AIF*

*Chad Beasley*

Pedro R. Azuero, by and through  
his attorney-in-fact, Chad Beasley

*Catalina Suarez by her AIF*

*Chad Beasley*  
Catalina Suarez, by and through her  
attorney-in-fact, Chad Beasley

STATE OF ALABAMA  
COUNTY OF Jefferson  
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , Chad Beasley, whose name as Attorney in fact for Pedro R. Azuero and Catalina Suarez, Husband and wife is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as such Attorney in fact , and with full authority, for Pedro R. Azuero and Catalina Suarez, on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2009.



*Mary Pamela Short*

Notary Public

Print Name:

Commission Expires: