

This instrument was prepared by:  
Foster & Associates, LLC  
Atty. Alan L. Foster  
490 Wildwood North Circle, Suite 170  
Birmingham, AL 35209

Send Tax Notice To:  
Noelia Gutierrez Mireles and  
Efrain Bonilla Lopez  
1401 - 14th Avenue South  
Alabaster, AL 35007

State of ALABAMA

)

:

**WARRANTY DEED**

County of JEFFERSON

)

THIS INDENTURE, made and entered into on this the 8th of April, 2010, by and between **The Bentley Family Living Revocable Trust dated 8-3-2007**, hereinafter referred to as Grantor(s), and Noelia Gutierrez Mireles and Efrain Bonilla Lopez, hereinafter referred to as Grantee(s):

**WITNESSETH:**

That for and in consideration of the sum of **Forty Five Thousand Dollars, and 00/100 (\$45,000.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of JEFFERSON County, State of Alabama, to wit:

**See Exhibit "A"**

**SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THE GRANTORS SPOUSE.**

**SUBJECT TO:**

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of **JEFFERSON** County, Alabama.

**GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE in favor of CitiMortgage, Inc. for \$63,299.00.**

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

**The Bentley Family Living Revocable Trust dated 8-3-2007**

By: Amos A. Bentley of Family Living Revocable Trust  
Amos A. Bentley, Trustee

State of ALABAMA

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Acknowledgement

County of JEFFERSON

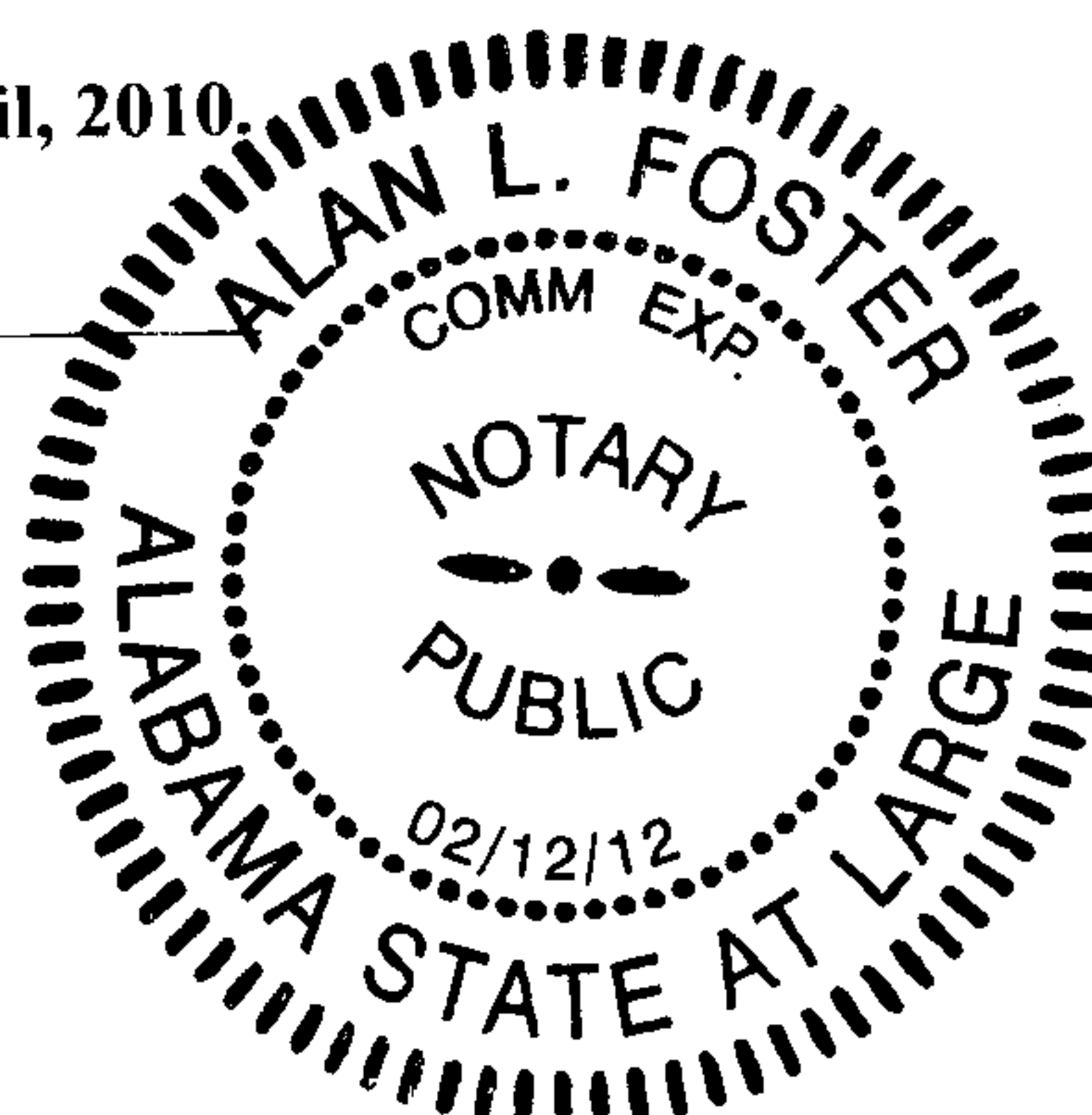
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I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Amos A. Bentley, Trustee of The Bentley Family Living Revocable Trust dated 8-3-2007**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 8th day of April, 2010.

Notary Public

My Commission Expires: February 25, 2010



20100421000121450 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/21/2010 12:29:40 PM FILED/CERT

## Exhibit "A"

Commence at an intersection of the East right of way line of Mill Street and the South right of way line of Center Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Center Avenue for 130.47 feet to the point of beginning; thence  $94^{\circ}50'45''$  right and run Southerly for 69.03 feet; thence  $90^{\circ}00'$  left and run Easterly for 144.11 feet; thence  $73^{\circ}24'$  left and run Northeasterly for 86.97 feet to a point on the South right of way line of Center Avenue; thence  $111^{\circ}26'45''$  left and run Southwesterly along said right of way line of Center Avenue for 169.56 feet to the point of beginning. Also known as Lot No.28, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965. All being situated in Shelby County, Alabama.



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