

Send tax notice to:

GABRIEL RENTERIA CATANO
37 HOUSTON DRIVE
PELHAM, AL, 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010125

WARRANTY DEED

Shelby County, AL 05/05/2010

State of Alabama

Deed Tax : \$34.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00) in hand paid to the undersigned, THOMAS A. BINFORD, JR., an unmarried man (hereinafter referred to as "Grantors") by GABRIEL RENTERIA CATANO and CITLALI M. BERTADILLO (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

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:

Commence at the Southwest corner of Lot 37 of Deer Springs Estates - Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction along the Northwesterly right of way line of Houston Drive (extended), a distance of 99.93 feet to the point of beginning; thence continue along last described course a distance of 120.0 feet; thence 77 degrees 14 minutes 45 seconds right, in a Northwesterly direction a distance of 180.0 feet; thence 102 degrees 45 minutes 15 seconds right in a Northeasterly direction, a distance of 120.0 feet; thence 77 degrees 14 minutes 45 seconds right in a Southeasterly direction a distance of 180.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not yet due and payable until October 1, 2010.

\$10,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

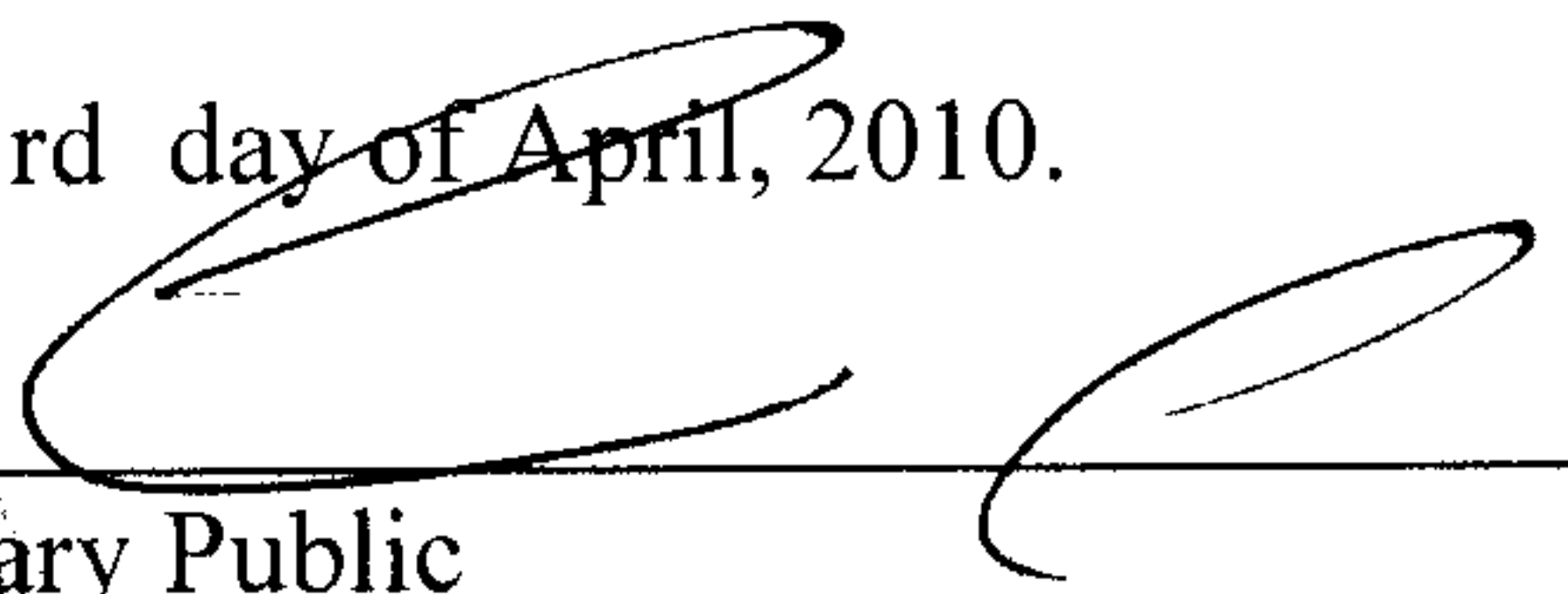
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 23rd day of April, 2010.


THOMAS A. BINFORD, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that THOMAS A. BINFORD, JR., whose name 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, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the 23rd day of April, 2010.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12
