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Send tax notice to:

Josh Lee  
182 Brasher Road  
Chelsea AL 35043

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama  
County of Shelby



20100603000176260 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
06/03/2010 02:24:17 PM FILED/CERT

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Nine Thousand One Hundred Ten and 00/100 Dollars (\$149,110.00) in hand paid to the undersigned **Usiel Gomez**, a single man, and **Karla Gomez**, a single woman (hereinafter referred to as "Grantors"), by **Joshua Lee** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning; thence S 89 degrees 18 minutes 21 seconds E, a distance of 196.51 feet; thence South 00 degrees 50 minutes 49 seconds E, a distance of 665.67 feet; thence N 88 degrees 54 minutes 28 seconds W, a distance of 196.72 feet; thence N 00 degrees 49 minutes 58 seconds W, a distance of 664.30 feet to the point of beginning.

Parcel II

Also and including a 20 foot nonexclusive ingress/egress, utility and drainage easement, lying 10 feet either side of a parallel to the following described centerline:

Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 89 degrees 18 minutes 21 seconds E, a distance of 196.51 feet; thence S 89 degrees 35 minutes 54 seconds E, a distance of 196.45 feet; thence S 00 degrees 55 minutes 34 seconds E, a distance of 347.57 feet to the point of the beginning of said centerline; thence S 88 degrees 35 minutes 21 seconds W, a distance of 210.39 feet to the ending of said centerline.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.

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

\$146,409.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 06/03/2010

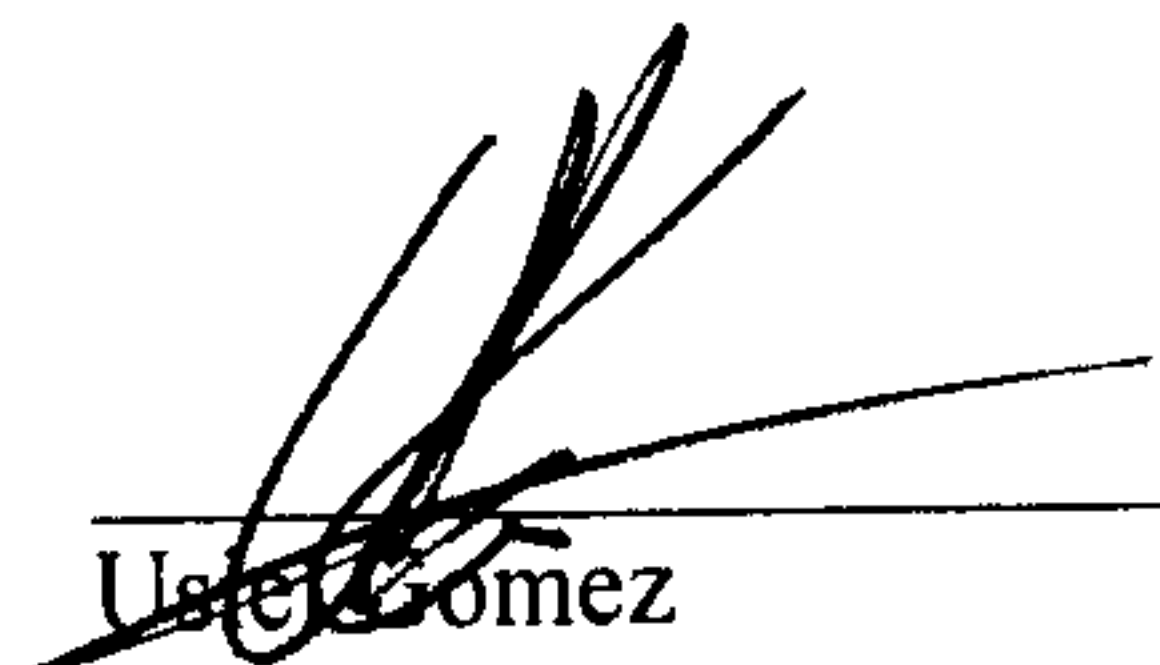
State of Alabama

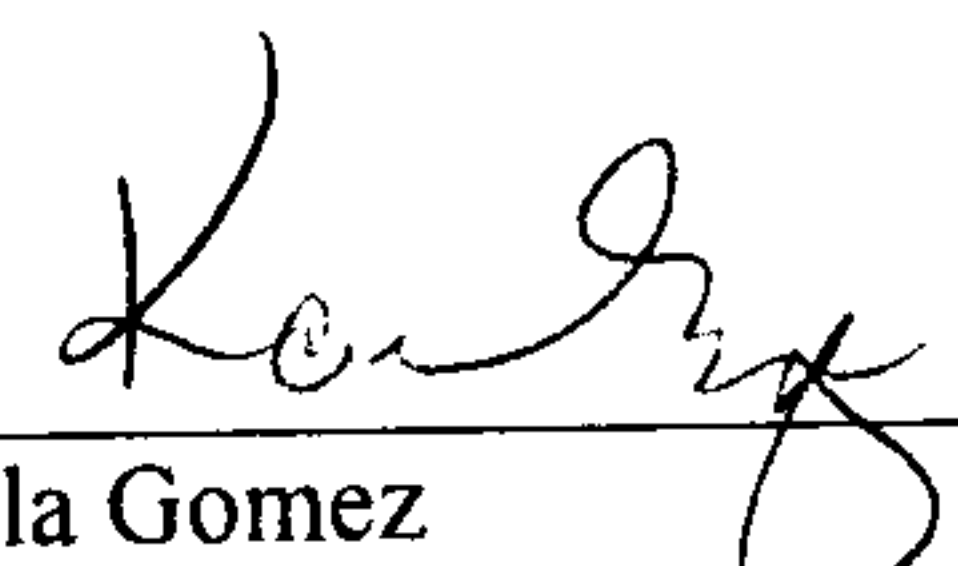
Deed Tax : \$3.00

TO HAVE AND TO HOLD to Grantee his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Uziel Gomez and Karla Gomez have hereunto set their signatures and seals on April 23, 2010.

  
Uziel Gomez

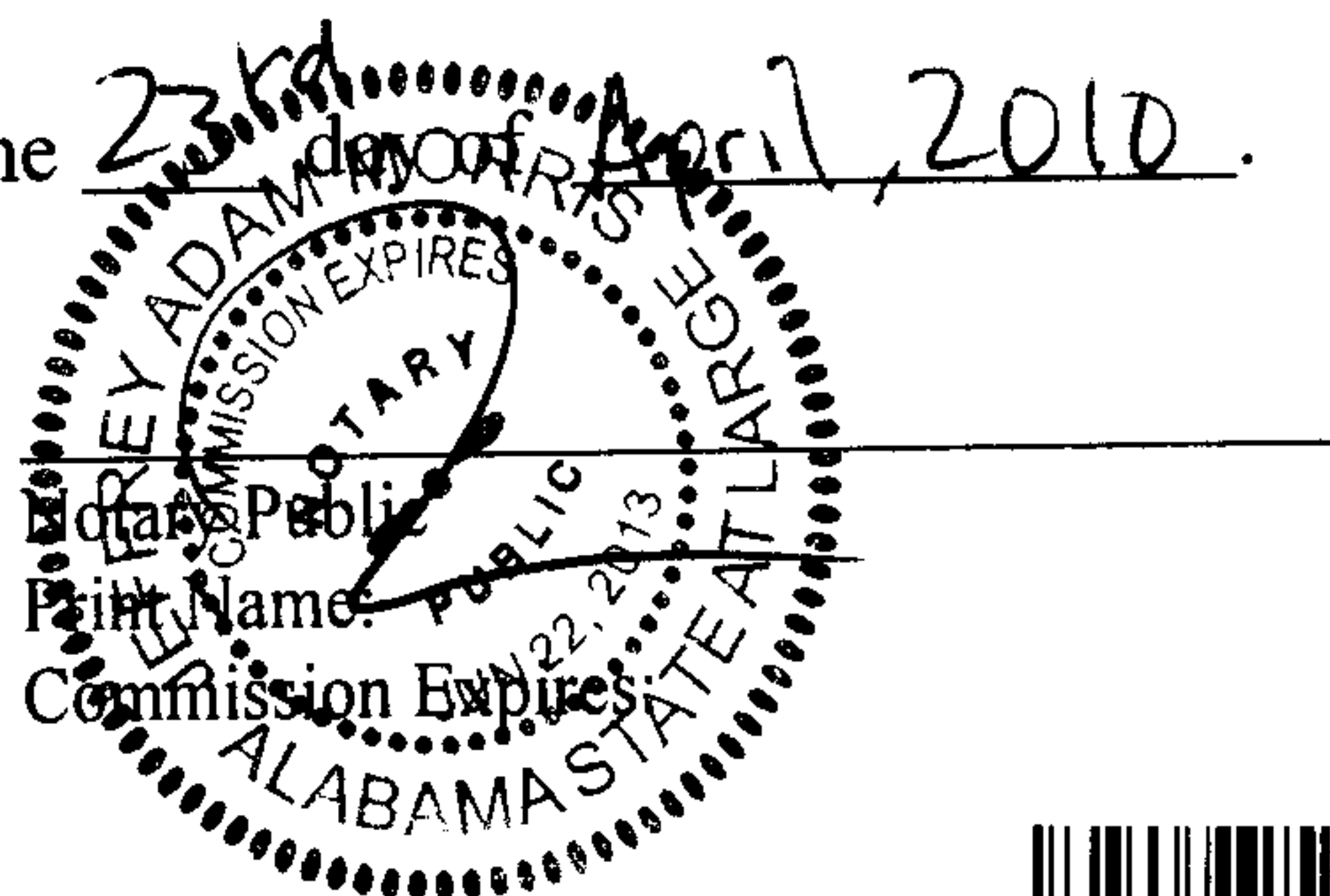
  
Karla Gomez

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Uziel Gomez and Karla Gomez, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they 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.

(NOTARIAL SEAL)



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