



20100714000223060 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
07/14/2010 10:39:09 AM FILED/CERT

Prepared by and Return To:
Edward A. Hutchison, Jr., Esq.
Burke Blue Hutchison Walters & Smith, P.A.
221 McKenzie Avenue
Panama City, FL 32401

File No. Y21-25072

Parcel ID #: 232090001011009

Based On : \$215,000.00

Documentary Stamps Collected: \$215.00

WARRANTY DEED

This Indenture made this 15th day of June, 2010, between Youngstown Properties, LLC, a Florida limited liability company, whose post office address is: C/O E.F. San Juan, Inc. P.O. Box 249, Yougstown, FL 32466, Grantor*, and Mary Bivins whose Post Office address is: 107 Redwood Drive, Maylene, AL 35114 Grantee*.

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land, to-wit:

Lot 306, according to the Survey of Chinaberry Highlands, as recorded in Map Book 36, page 123, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and covenants of record and taxes for the current year, but mention herein does not serve to reimpose same.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.


And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Youngstown Properties, LLC, a
Florida limited liability company


Edward A. San Juan, Managing
Member

Mary Kathryn San Juan

Mary Kathryn San Juan
Witness (Please Print Name)

Donna J. Leonard

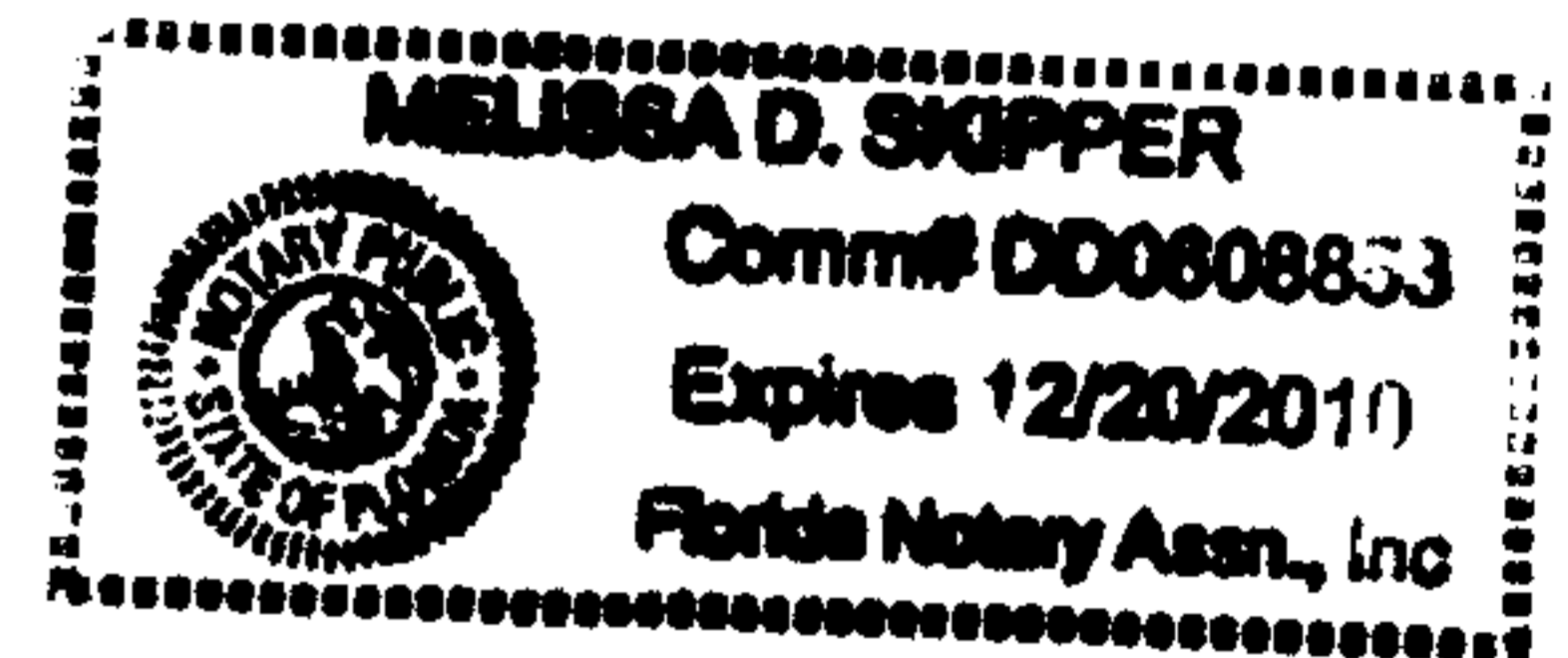
Donna J. Leonard
Witness (Please Print Name)

State of Florida
County of Bay

The foregoing instrument was acknowledge before me this 15th day of June 2010
by Edward A. San Juan, Managing Member of Youngstown Properties, LLC on behalf of
the company who:

- is personally known to me.
- produced _____ as
identification.

Melissa D. Skipper
Notary Public Melissa D. Skipper
My Commission Expires: 12/20/10



Deed Tax : \$9.50