

SEND TAX NOTICE TO:
Raul Herrera - Hernandez
3509 Erica Way
Birmingham, AL 35243

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Two Thousand Five Hundred dollars & no cents (\$22,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Efrain Jimenez**, Single and **Hugo Jimenez**, single (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Raul Herrera Hernandez** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 65, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA MILLS," PREPARED BY JOSEPH A. MILLER, REG. CIVIL ENGINEER, ON OCTOBER 6, 1995, AND RECORDED IN MAP BOOK 5, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 3RD AVENUE EAST AND THE WEST RIGHT OF WAY LINE OF FALLON AVENUE, SAID RIGHT OF WAY LINE AS SHOWN ON THE MAP OF DEDICATION OF THE STREETS AND EASEMENT, TOWN OF SILURIA, ALABAMA; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF 3RD AVENUE EAST FOR 102.44 FEET; THENCE 90 DEGREES 11 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 123.12 FEET; THENCE 89 DEGREES 48 MINUTES 30 SECONDS RIGHT AND RUN SOUTHEASTERLY FOR 102.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FALLON AVENUE; THENCE 90 DEGREES 11 MINUTES 30 SECONDS RIGHT AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF FALLON AVENUE FOR 123.12 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

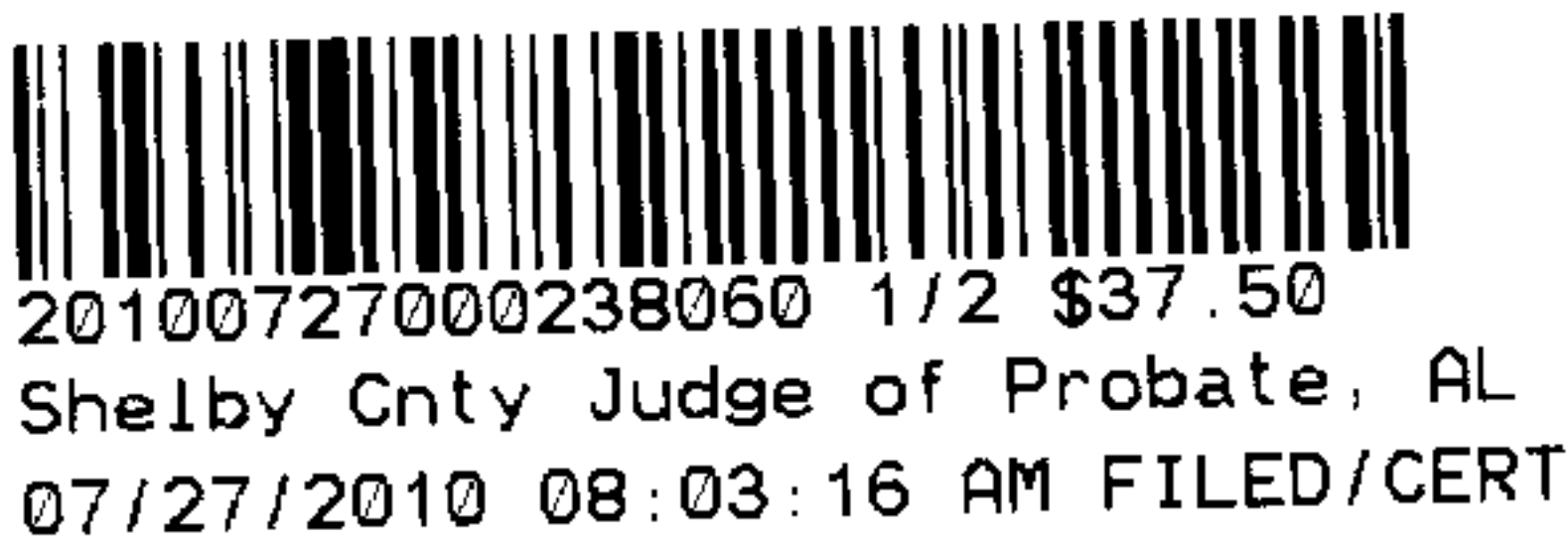
\$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Efrain Jimenez is one and the same as Efran Jimenez recited in that Deed recording in Instrument No. 200808080000320690.

The above described property does not represent the homestead of the Grantors nor their spouse.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.

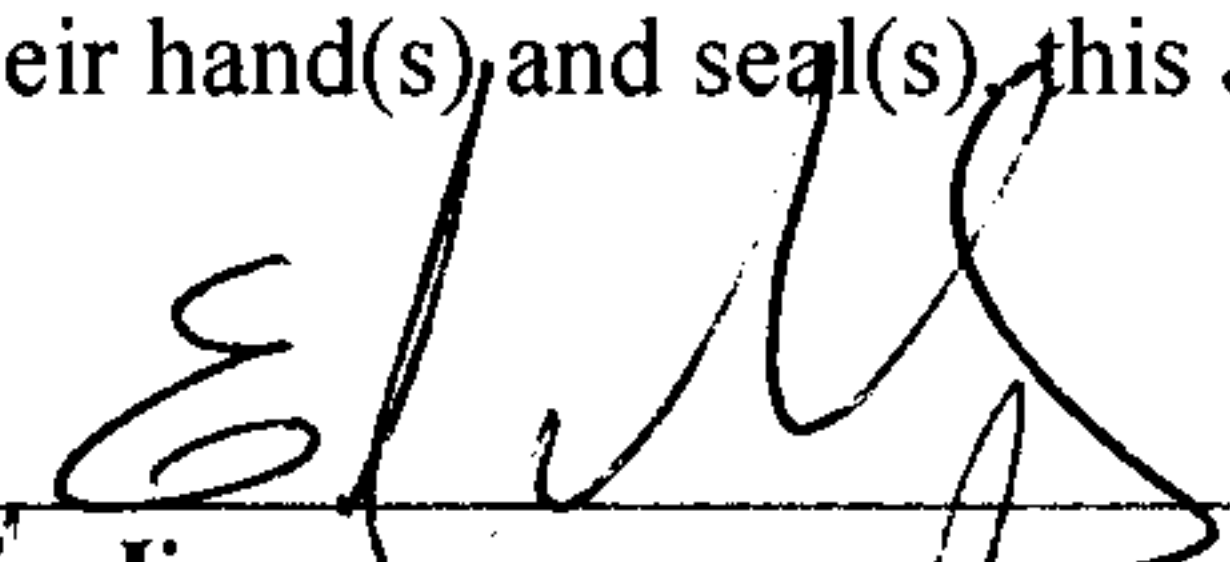


3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.

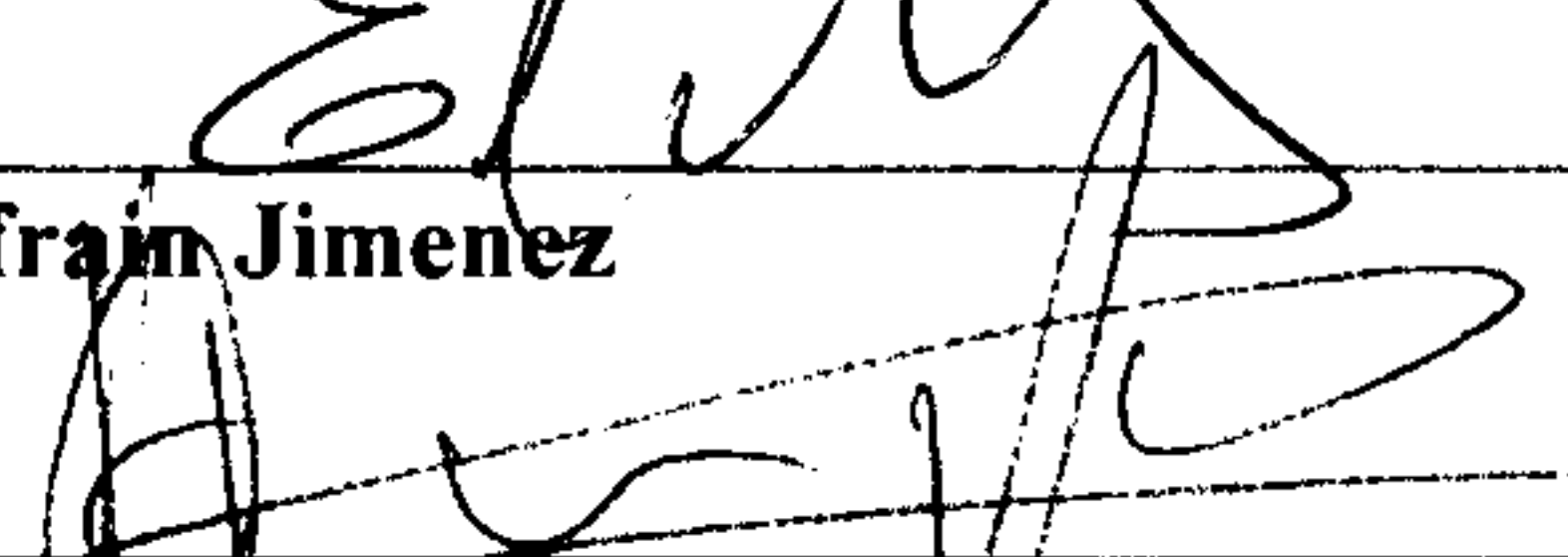
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s) this **July 26, 2010**.



Efrain Jimenez (Seal)



Hugo Jimenez (Seal)

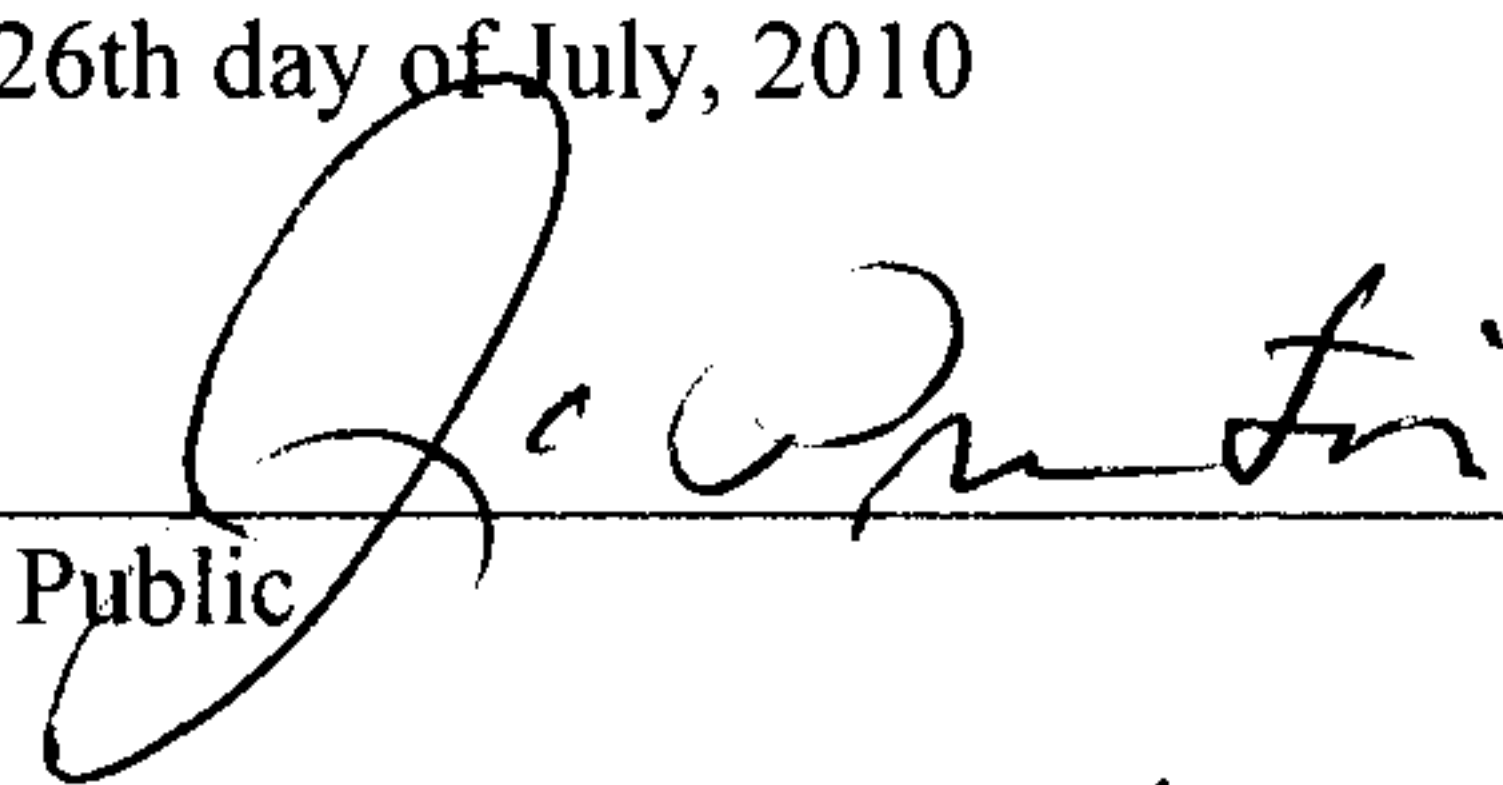
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Efrain Jimenez, and Hugo Jimenez,** _____, whose name(s) 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2010



Notary Public

(Seal)

My Commission Expires: 4/6/2014


20100727000238060 2/2 \$37.50
Shelby Cnty Judge of Probate, AL
07/27/2010 08:03:16 AM FILED/CERT