

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Nelson Colon
34 Chelsea Springs Drive
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Sixty Five Thousand dollars and Zero cents (\$265,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, L. Daniel Joseph, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nelson Colon (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$250,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th day of August, 2010.

_____	(SEAL)	<u>L. Daniel Joseph</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

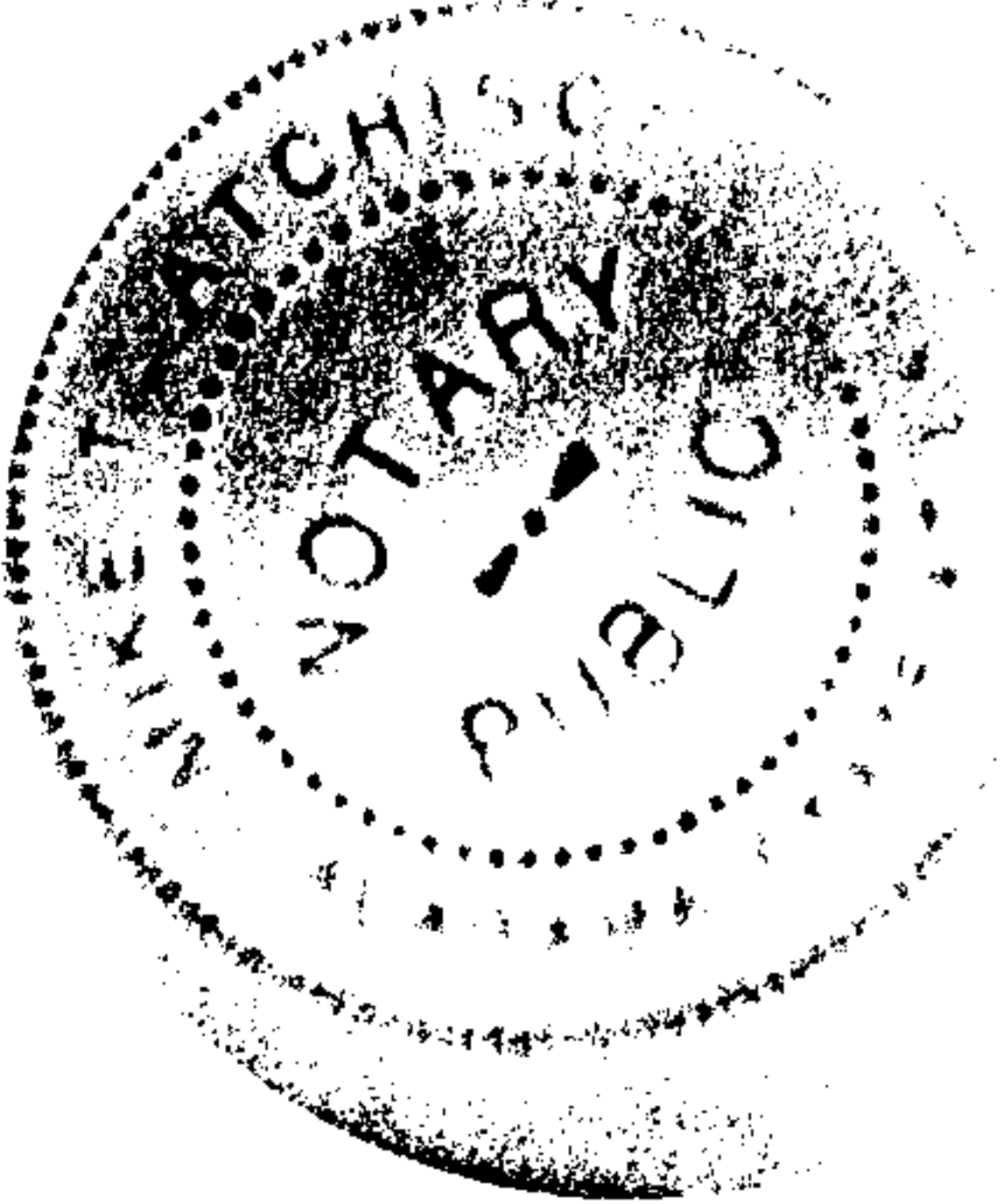
COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that L. Daniel Joseph whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2010.

My Commission Expires: 10-16-12

[Signature]
Notary Public



Shelby County, AL 08/16/2010
State of Alabama
Deed Tax : \$265.00

20100816000261230 1/2 \$280.00
Shelby Cnty Judge of Probate, AL
08/16/2010 01:32:39 PM FILED/CERT

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Lot 2, according to the Final Plat Joseph Family Subdivision, as recorded in Map Book 41, page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the right of ingress, egress and utility installations over and along that certain non-exclusive easement extending from County paved road No. 47 East and which lies immediately South of the North line of NW 1/4 of NW 1/4, Section 26, Township 20 South, Range 1 West; thence continue East, but changing to a 30 foot easement on each side of the North line of NE 1/4 of NW 1/4 of Section 26 and the South line of SE 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West; thence run due North along the center line of SE 1/4 of SW 1/4 of said Section 23 (being 30 feet wide on each side of said center line) to a point where it intersects the N 1/2 of the N 1/2 of SE 1/4 of SW 1/4 of said Section 23.


20100816000261230 2/2 \$280.00
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