

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jose Ruben Nunez Corona
6149 Eagle Point Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred Twelve Thousand and No/100 Dollars (\$312,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Cedric L. McGregory and Becky B. McGregory, husband and wife,

(herein referred to as Grantors), grant, bargain, sell and convey unto

Jose Ruben Nunez Corona and Mercedes Calvo Vega

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 853, according to the Survey of Eagle Point, 8th Sector, Phase I,
as recorded in Map Book 24, page 127 A & B, in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$296,400.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

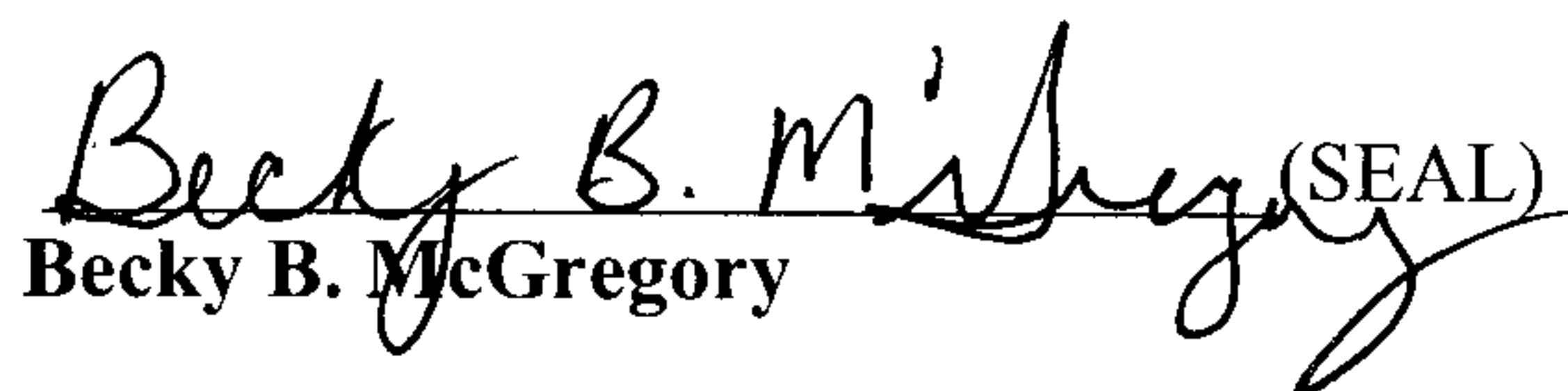
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we, have good right to sell and convey the same as aforesaid; that we will and 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, the said **GRANTORS** have hereunto set their hand and seal, this 28th day of September, 2010.

GRANTOR(S)

 (SEAL)
Cedric L. McGregory

 (SEAL)
Becky B. McGregory


20101005000327500 1/1 \$28.00
Shelby Cnty Judge of Probate, AL
10/05/2010 08:07:12 AM FILED/CERT

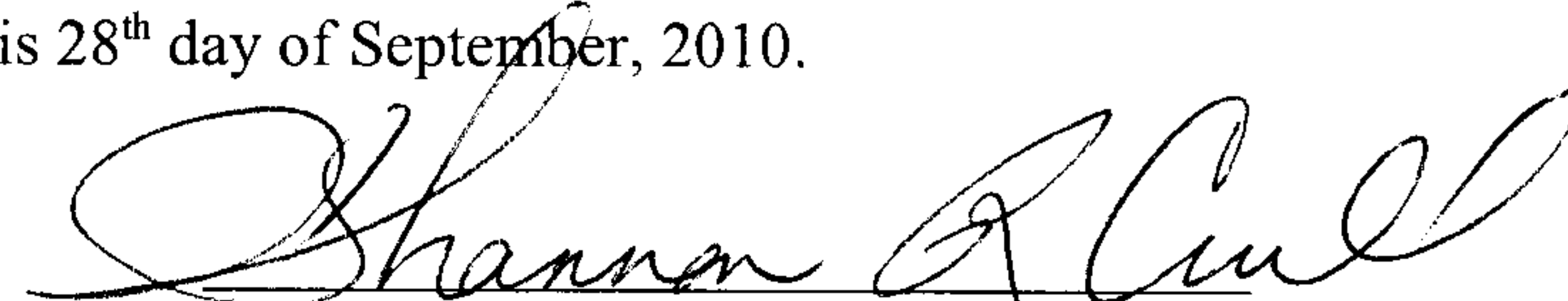
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cedric L. McGregory and Becky B. McGregory**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2010.

Notary Seal

SHANNON R. CRULL
Notary Public, Alabama State At Large
My Commission Expires April 2, 2012


Notary Public, Shannon R. Crull
My commission expires: 04/02/2012