

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
FERNANDO CASTILLO  
169 LAKE TERRACE  
ALABASTER, ALABAMA 35007

**WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY FIVE THOUSAND AND NO/100 (\$85,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, A. R. BURROUGHS and wife, OLIVIA BURROUGHS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto FERNANDO CASTILLO, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land in the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

**Parcel I:**

Begin at the NE corner of the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence South along said ¼ ¼ Section line for a distance of 677.69 feet to the point of beginning; thence continue along last described course for a distance of 15.00 feet to the NE corner of Lot 10, Pope Subdivision of Shady Grove as recorded in Map Book 4 Page 32, Shelby County, Alabama; thence turn an angle to the right of 90 degrees 48 minutes and run along the North line of Lots 10 and 9 for a distance of 602.42 feet to the NW corner of Lot 9; thence turn an angle to the right of 90 degrees 00 minutes for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 degrees 00 minutes and run along the center line of Pope Road for a distance of 154.03 feet to a point on the South right of way of a road; thence turn an angle to the right of 137 degrees 48 minutes and run along said right of way for a distance of 167.48 feet; thence turn an angle to the right of 72 degrees 00 minutes for a distance of 196.12 feet; thence turn an angle to the right of 60 degrees 12 minutes for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 462.21 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel II:**

Lots 9 and 10, Block 1, according to the Map of Pope's Subdivision of Shady Grove, as recorded in Map Book 4 Page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2011, which are a lien but not yet due and payable until October 1, 2011.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 208 Page 604 in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 36, Page 428 in the Probate Office.
4. Encroachment of eave onto the land as shown by the survey of Amos Cory, dated December 29, 1998.
5. Encroachment of driveway off of the land as shown by the survey of Amos Cory, dated December 29, 1998.
6. Encroachment of residence into the road easement as shown by the survey of Amos Cory, dated December 29, 1998.
7. Encroachment of wall and storm pit into the road easement as shown by the survey of Amos Cory, dated December 29, 1998.

8. Building line(s), right(s) of way(s), easement(s), restriction(s), reservation(s) and condition(s), if any, affecting the land.
9. Restrictive Covenants, if any.

**\$76,500.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE HELD BY THE GRANTORS OF EVEN DATE AND FILED SIMULTANEOUSLY HEREWITH.**

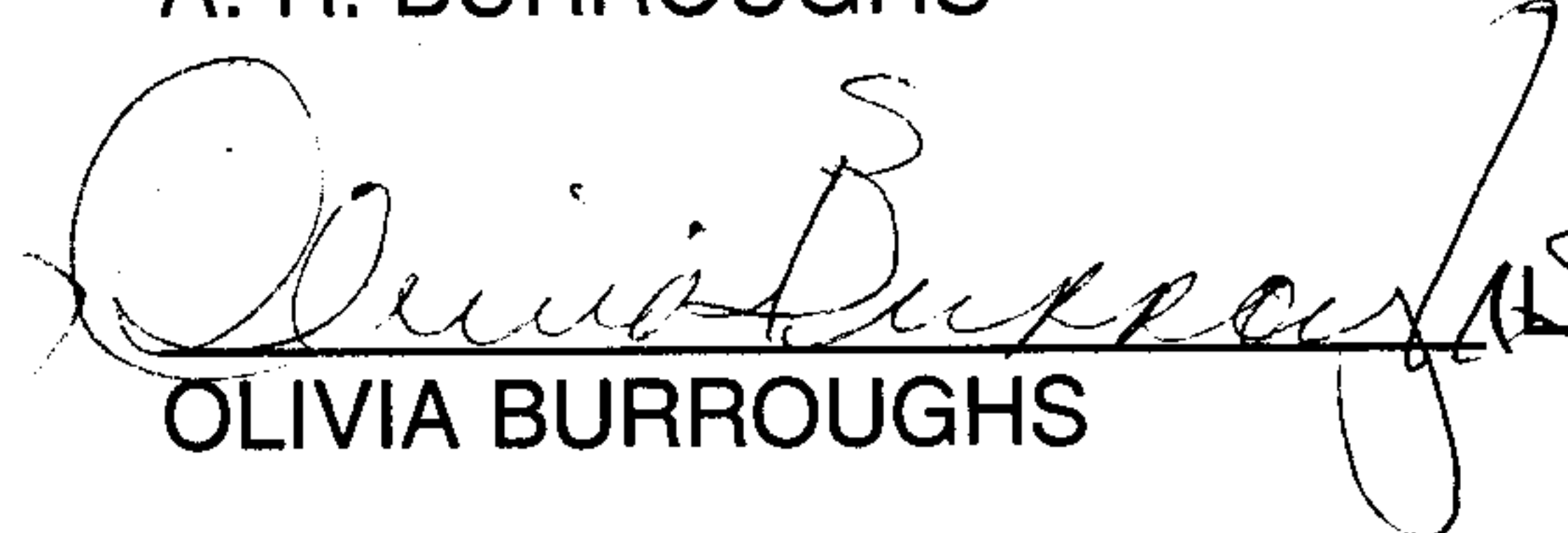
TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 a 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15TH day of OCTOBER, 2010.

State of Alabama  
Deed Tax : \$8.50

  
\_\_\_\_\_(L.S.)  
A. R. BURROUGHS

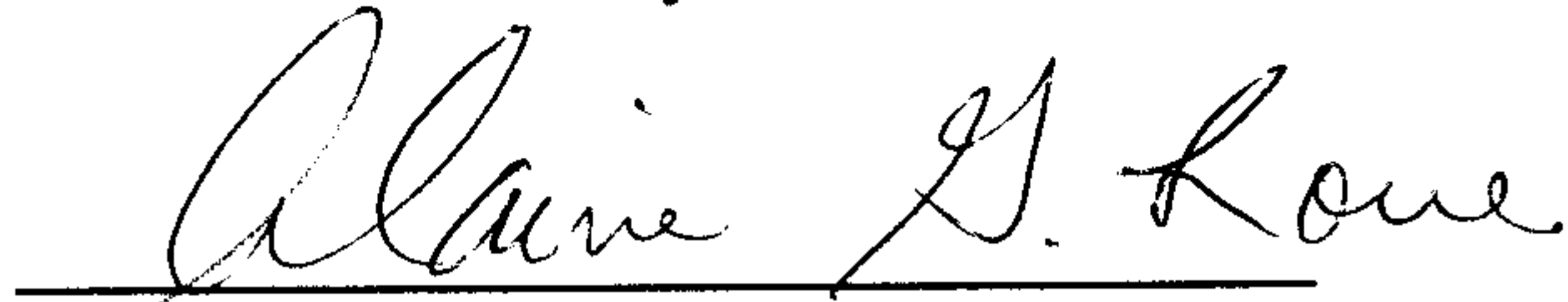
  
\_\_\_\_\_(L.S.)  
OLIVIA BURROUGHS

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. R. BURROUGHS and wife, OLIVIA BURROUGHS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15TH day of OCTOBER, 2010.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/31/2011