

This instrument was prepared by:
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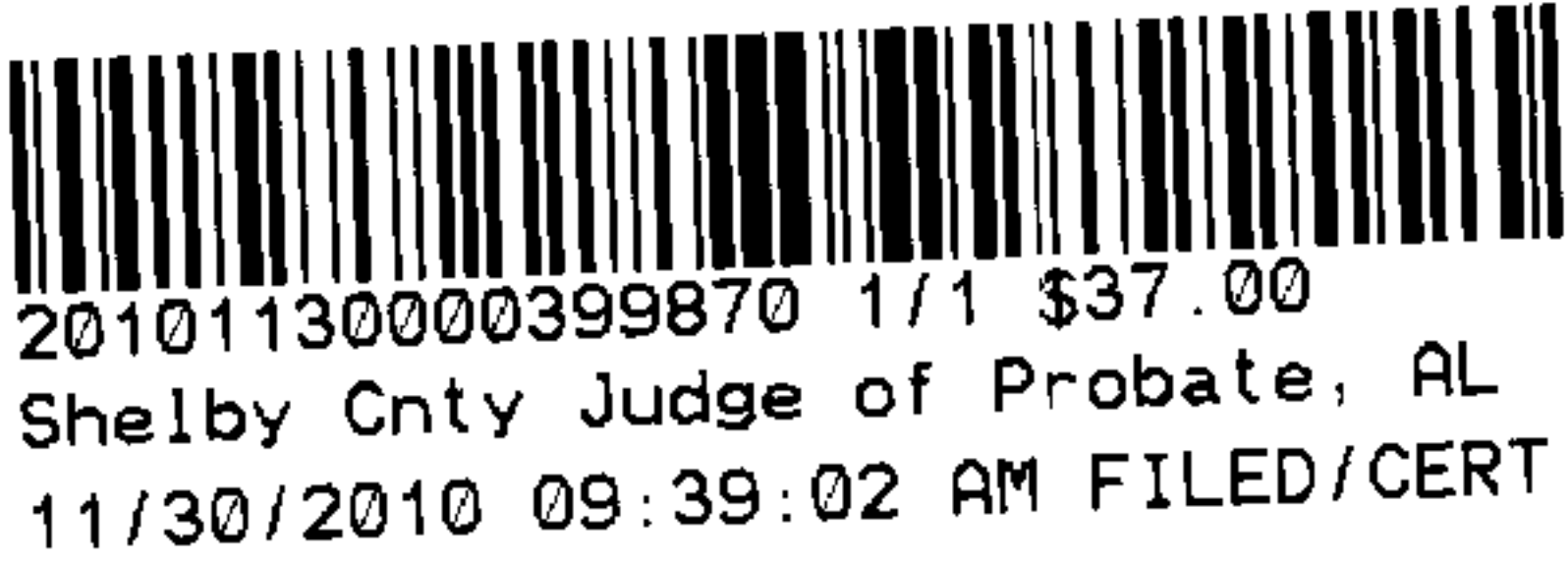
Send Tax Notice To: Juan Guevara
3702 Lodge Drive
Apt J
120112 AL 35416

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Twenty Five Thousand dollars and Zero cents (\$25,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dora Faye Hughes, a married (herein referred to as grantors) do grant, bargain, sell and convey unto Juan Guevara and Irene R. Guevara (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 19 as shown on a map entitled "Property Line Map, Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:
Begin at the intersection of the southerly right of way line of 4th Avenue West and the westerly right of way line of Cotton Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southwesterly along said right of way line of 4th Avenue West for 170.69 feet; thence 74 degrees 41 minutes left and run southerly for 55.68 feet; thence 88 degrees 43 minutes 30 seconds left and run easterly for 178.03 feet to a point on the westerly right of way line of Cotton Street; thence 94 degrees 16 minutes 10 seconds left to tangent of a curve to the left having a radius of 707.92 feet; thence northwesterly along the arc of said curve for 105.67 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand and seal, this 24th day of November, 2010.

_____ (Seal)	<u>Dora Faye Hughes</u> (Seal)
	Dora Faye Hughes
	By: Debra Salster, As Power of Attoreny
_____ (Seal)	<u>By - Debra Salster, As Power</u> (Seal)
_____ (Seal)	<u>of Attoreny</u> (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dora Faye Hughes By: Debra Salster, As Power of Attorney 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 24th day of November, 2010.

My Commission Expires: 10-16-12

[Signature]
Notary Public