

This instrument was prepared by:
GONZALEZ LAW FIRM, L.L.C.
128 First Street South
Alabaster, AL 35007

Send Tax Notice to:
Maximino Meza Gutierrez
62 Dry Valley Lane
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 02/10/2011
State of Alabama
Deed Tax: \$32.00

WARRANTY DEED
TITLE NOT EXAMINED

KNOWN ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Two Thousand Dollars (\$32,000.00) to the undersigned Grantors, Tom and Sylvia Douglas in hand paid by the Grantee, Maximino Meza Gutierrez, the receipt whereof is hereby acknowledged the said Tom and Sylvia Douglas, to grant, bargain, sell and convey unto the said Maximino Meza Gutierrez, the following described real estate situated at 62 Dry Valley Lane, Montevallo, in Shelby County, Alabama, and being more particularly described as follows, to wit:

BEGIN at the NE Corner of Parcel A of Compton's Subdivision, as recorded in Map Book 35, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in the SW 1/4 of Section B, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the POINT OF BEGINNING, said point also lying on the Westerly R.O.W. line of Shelby County Highway 89, 80' R.O.W.; thence N17*58'47"W and along said R.O.W. line, a distance of 219.39' to the beginning of a curve to the left, having a radius of 460.00, a central angle of 30*44'33", and subtended by a chord which bears N33*26'49"W, and a chord distance of 243.87'; thence along the arc of said curve and said R.O.W. line, a distance of 246.83'; thence S10*34'00"W and leaving said R.O.W. line, a distance of 250.96'; thence S89*03'54"W, a distance of 246.83'; thence S10*34'00"W and leaving said R.O.W. line, a distance of 250.96'; thence S89*03'54", a distance of 80.00'; thence S02*18'37"E, a distance of 169.53'; thence N89*03'54"E, a distance of 321.35' to the POINT OF BEGINNING.

Said Parcel containing 1.80 acres, more or less.

Title not examined.

NOTE:

This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

Subject to:

1. Ad Valoren taxes for the current tax year which Grantee herein assume and agree to pay.

TO HAVE AND TO HOLD, to the said Grantee, his successors, heirs and assigns forever.

And we do, for ourself and our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we lawfully seized in fee simple of said premises, that they are free of 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 hand and seal, this the 10 day of Feb, 2011.

Tom Douglas
Tom Douglas, Grantor

Sylvia Douglas
Sylvia Douglas, Grantor

ADDRESS: 803 15th Ave SW

Alabaster AL

Tel: 205-621-0514

Ashley Blain
My Commission Exp Dec. 13, 2012