

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Reinaldo Escobar
130 - 1st Street SW
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Reinaldo E. Escobar, an unmarried man and Roberto A. Escobar, a married man and Juan Jose Castaneda, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Reinaldo Escobar** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor, Roberto A. Escobar or Juan Jose Castaneda as defined in §6-10-3, Code of Alabama (1975).

This instrument was prepared without the benefit of title.

Reinaldo E. Escobar and Reynaldo E. Escobar are one and the same person.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of April, 2011.

Reinaldo Escobar
Reinaldo Escobar

Roberto A. Escobar
Roberto A. Escobar

Juan Jose Castaneda
Juan Jose Castaneda

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Reinaldo E. Escobar, an unmarried man and Roberto A. Escobar, a married man and Juan Jose Castaneda, a married man** 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of April, 2011.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 26, 2013

Stephanie Jones
Notary Public
My Commission Expires: 02-26-13

Shelby County, AL 04/06/2011
State of Alabama
Deed Tax: \$10.00



20110406000106770 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
04/06/2011 12:57:35 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the point of intersection of the north boundary of NE ¼ Section 2, Township 21, Range 3 West and the West R.O.W. line of the north bound tract of L & N Railroad; thence south 5 deg. 42 min. West along said west track R.O.W. line a distance of 428 \.82 feet to a point; thence north 89 deg. 01 min. West a distance of 15.49 feet to the point of beginning; thence continue north 89 deg. 01 min. 32 min. West along the South boundary of Maxwell Street a distance of 143.0 feet to a point; thence south 1 deg. 32 min., east a distance of 112.50 feet to a point; on the North boundary of the Alice Adkins lot; thence south 89. 04 min. East along north boundary of Alice Adkins lot, which boundary is marked by a hedge row, 129.74 feet to a point on west margin of public street; thence north 5 deg. 14 min. East along said west margin of a public street a distance of 112.50 feet to the point of beginning. These is excepted here from the right of way of any public road or alley.



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