

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Luis E. Medina and Darling K. Pena
1939 Riva Ridge Road
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

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)

**WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Thirty Two Thousand and No/100ths (\$132,000.00) Dollars, and other good and valuable consideration paid to the undersigned **LINDA TERRELL SMITH (who is one and the same person formerly known as Linda M. Terrell as grantee in that certain deed recorded in Book 1992, Page 25102), a married woman, and Charles F. Smith, husband of Linda Terrell Smith**, (herein referred to as "Grantors"), in hand paid by **LUIS E. MEDINA and DARLING K. PENA, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

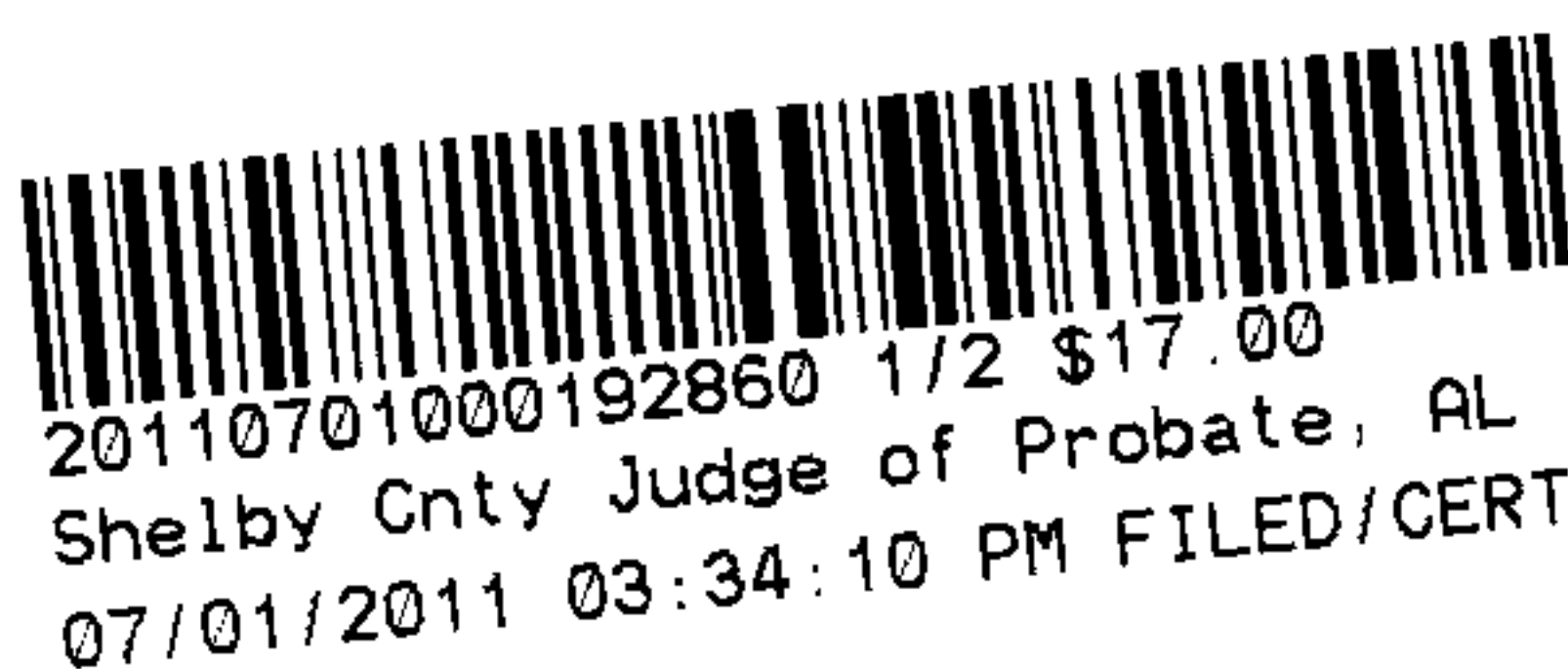
Lot 85, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
2. Subject to taxes for the current year which constitute a lien but are not yet due and payable until October 1, 2011.
3. Mineral and mining rights not owned by grantor.
4. Any applicable zoning ordinances.
5. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 11, Page 100.

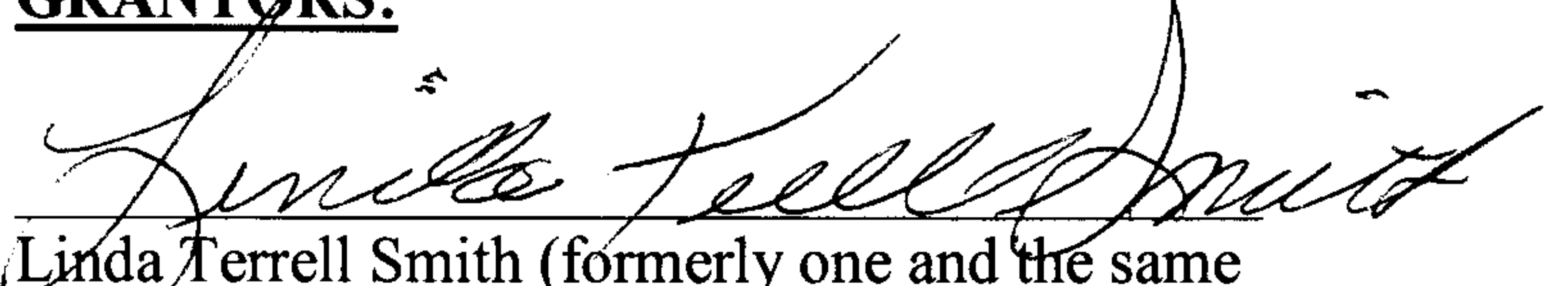
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.




IN WITNESS WHEREOF, the said Grantors have hereunto set its hand and seal on this 30th day of June, 2011.

GRANTORS:


Linda Terrell Smith (formerly one and the same
person known as Linda M. Terrell)

WITH WRITTEN CONSENT OF:

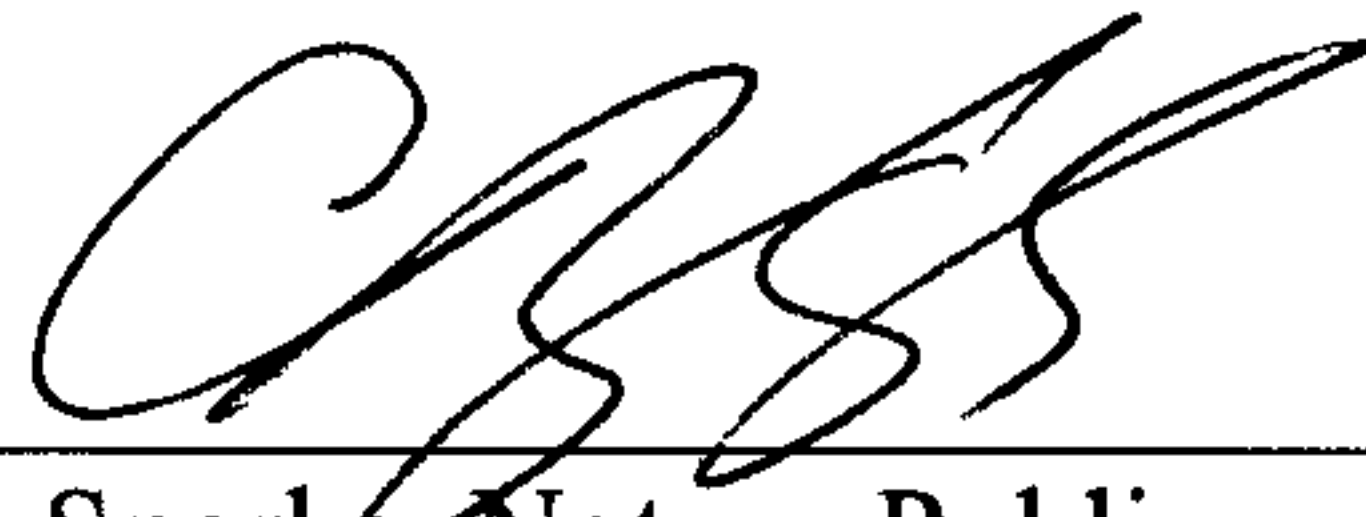

Charles F. Smith, husband of Linda Terrell Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **Linda Terrell Smith (formerly known as one and the same person as Linda M. Terrell and Charles F. Smith)**, whose names are signed to the above and foregoing instrument, and who are each known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, they each, with full authority, executed the same voluntarily for and as the act of each of them on the day the same bears date.

Given under my hand this the 30th day of June, 2011.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

