

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:  
JOSE MENJIVAR  
316 TECUMSEH STREET  
MONTEVALLO, ALABAMA 35115

**WARRANTY DEED**

Shelby County, AL 11/02/2011  
State of Alabama  
Deed Tax: \$20.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, TOMMIE RUTH HARRISON, a married woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JOSE MENJIVAR, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY , ALABAMA, to-wit:

**Parcel 1**

Commencing at the Northwest corner of the W ½ of Fractional Section 27, Township 22, Range 3 West, and run East along the North line of said Fractional Section 625 feet (Crossing the Southern Railroad) to a beginning point; thence continue East along the North line of said Fractional Section 100 feet; thence turn an angle to the right of 105 degrees and run in a Southwesterly direction 250 feet; thence turn an angle to the right and run in a Northwesterly direction 244 feet to the Southeast right of way line of Southern Railroad; thence run in a Northeasterly direction along the Southeast right of way line of said Railroad 255 feet to the point of beginning.

**Parcel 2**

A part of the West ½ of Fraction 27, Township 22, Range 3 West described as follows: Begin at the NW corner of said Fractional Section 27 and run East 725 feet for a point of beginning; thence continue East 210 feet; thence turn 105 degrees to the right 210 feet; thence West and parallel with the North line of said Fractional section 210 feet; thence North 15 degrees East 210 feet to point of beginning. Situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2012, which are a lien but not yet due and payable until October 1, 2012.
2. Restrictive Covenants, if any.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HER SPOUSE.

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


And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31ST day of OCTOBER, 2011.

  
(L.S.)  
TOMMIE RUTH HARRISON

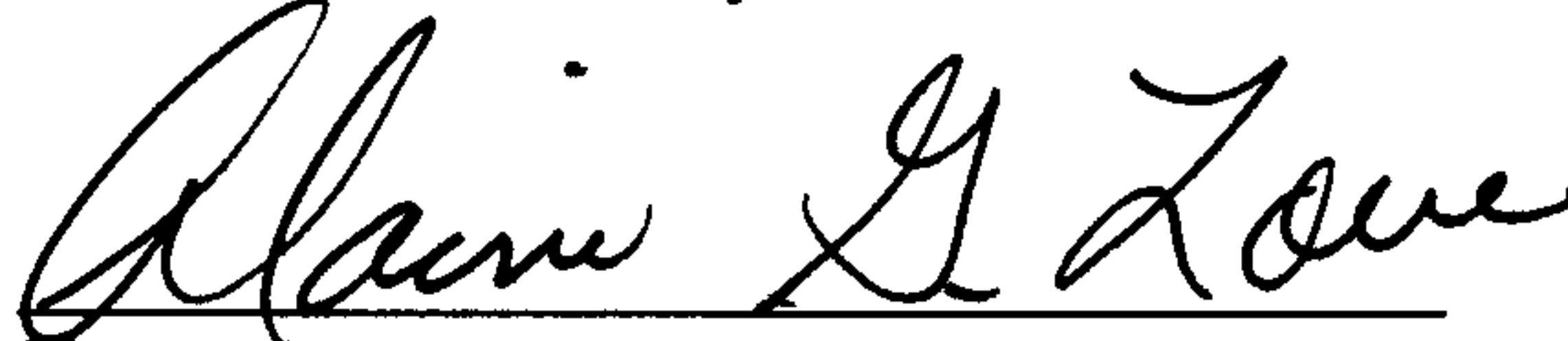
STATE OF ALABAMA)

SHELBY COUNTY)

  
20111102000328520 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/02/2011 12:29:46 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMIE RUTH HARRISON, a married woman, 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of OCTOBER, 2011.



Notary Public

My Commission Expires: 10/31/2015