



20111216000382320 2/5 \$37.50
Shelby Cnty Judge of Probate, AL
12/16/2011 02:50:55 PM FILED/CERT

payable.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 200, Page 523, Deed Book 121, Page 352 and Deed Book 108, Page 54 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 152, Page 79 in Probate Office.

Subject to any and all easements, rights of way, covenants and restrictions of record.

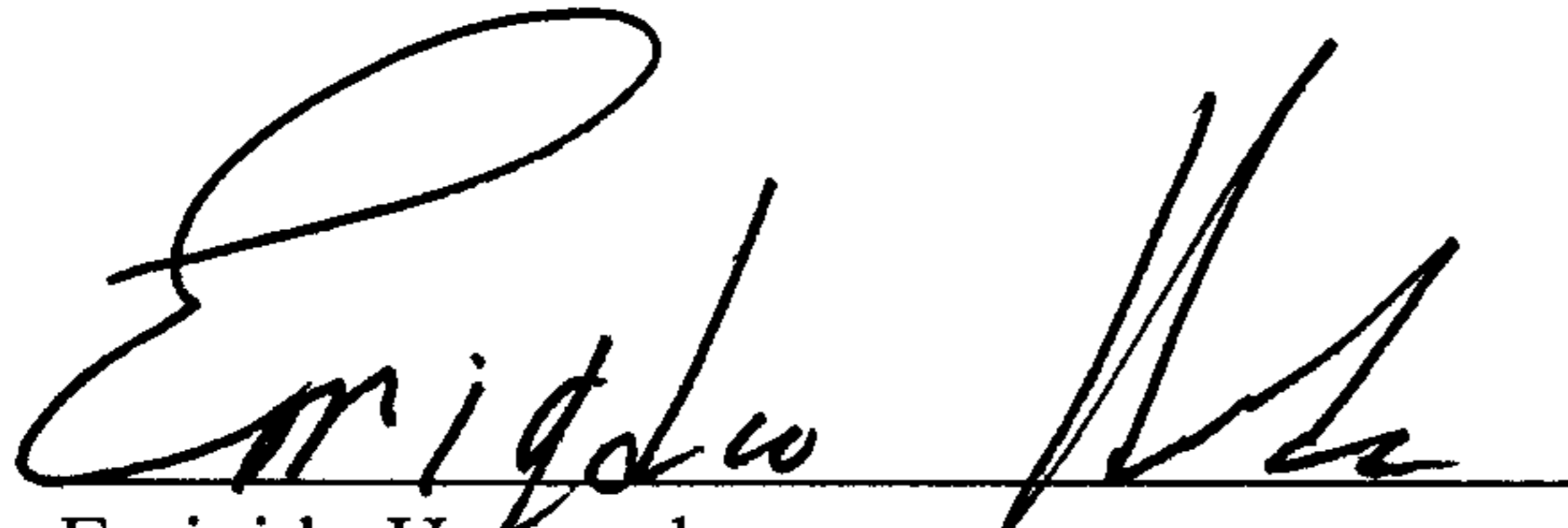
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.


This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1997-03940, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 16 Day of DECEMBER, 2011.

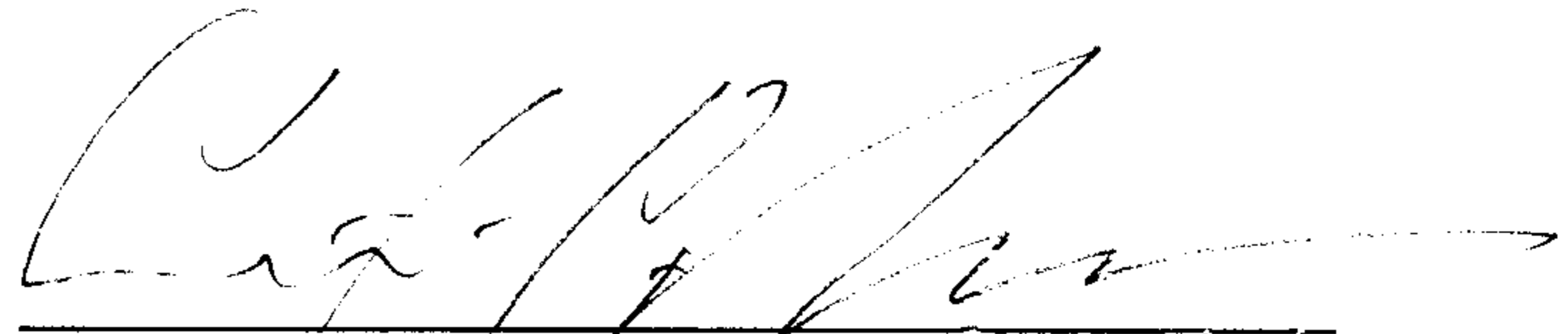

Emigido Hernandez
Grantor


20111216000382320 3/5 \$37.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Emigido Hernandez, a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 16 Day of
DECEMBER, 2011.

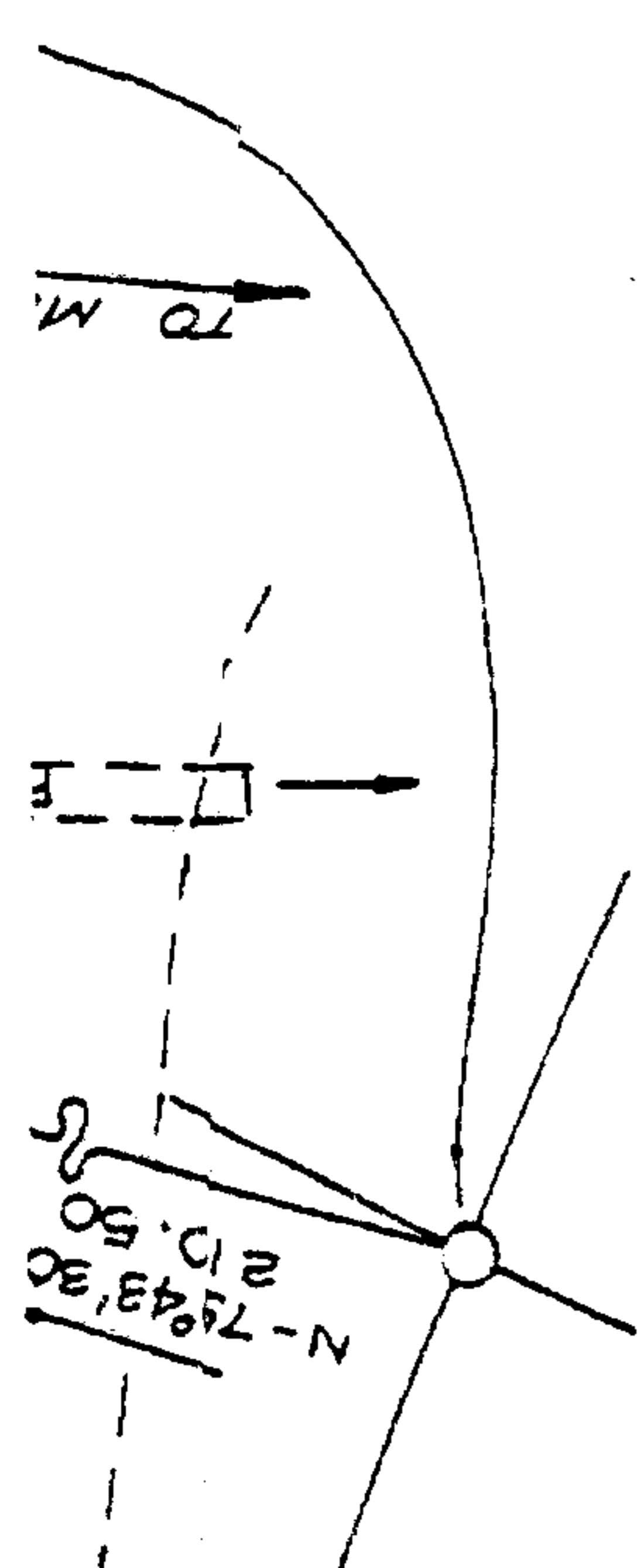


NOTARY PUBLIC
My Commission Expires: 25 March, 2012

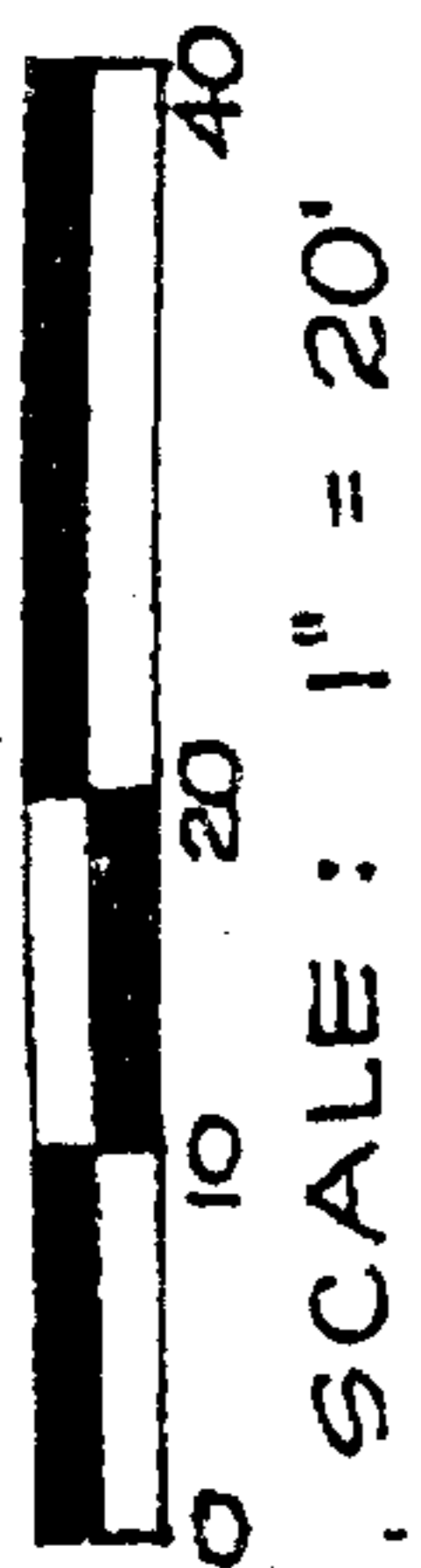
This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Address of Lot
2599 Hwy 17
Montevallo, Al. 35115



SECTION 5, T-22S, R-3W
RAIL FND.
LOCATION PLS
A SURVEY BY W. M.
VARNON, RLS NO. 9324
SURVEY DATED 1-13-8



A CLOSING SURVEY

STATE OF ALABAMA

SHELBY COUNTY

I, John Gary Ray, a Registered Professional Engineer & Land Surveyor in the State of Alabama do hereby state that this is a true and correct plat of a re-survey performed by me, in accordance with the *Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama*, of property located as shown hereon and being more particularly described as follows: Commence at the Southwest Corner of the SE1/4 of the SW1/4 of the SE1/4 of Section 5, T-22S, R-3W, being a small rail found, in accordance with a survey by W. M. Varnon, RLS 9324, said survey dated 1-13-81; thence run North- 79 degrees 43 minutes 30 seconds- East for 210.50 feet; thence turn an angle of 29 degrees 24 minutes 30 seconds to the left and run 168.00 feet to the north right-of-way line of Shelby County Highway #17; thence turn an angle of 18 degrees 58 minutes to the right and run along said right-of-way line for 16.20 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course for 110.00 feet to a point; thence turn an angle of 121 degrees 24 minutes 05 seconds to the left and run 91.88 feet to a point; thence turn an angle of 62 degrees 31 minutes 55 seconds to the left and run 78.00 feet to a point; thence turn an angle of 63 degrees 40 minutes to the left and run 39.00 feet to a point; thence turn an angle of 61 degrees 56 minutes to the left and run 48.00 feet to the point of beginning. Said parcel is lying in the SW1/4 of the SE1/4 of Section 5, T-22S, R-3W, and contains 0.18 acre.

I further state that the house is located as shown and that there are no encroachments, easements, rights-of-way or joint drives visible above ground except as shown hereon.

I have also reviewed the Federal Emergency Management Agency's FLOOD MAPS and found that this property is not located in the 100 year flood boundary but is located in Zone C which means areas of minimal flooding (Not within a shaded portion of the map). This is shown on Panel Number 010191 0130 B, effective date 9-16-82, Shelby County, Alabama FIRM Flood Insurance Rate Map.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF DECEMBER, 1996.

John Gary Ray
John Gary Ray, Reg. PE & LS #12295

NOTES: This survey is a re-survey of a previous survey performed by W. M. Varnon, Reg. LS # 9324, said survey dated January 13, 1981. There is a small difference in the distance and angles on the northeast boundary line due to the Varnon survey not closing mathematically. One corner of the previous survey which was missing was established using irons found in place and distances shown on the Varnon survey. Bearings shown were based on Varnon survey.