

20120104000004270 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/04/2012 12:26:12 PM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Sadie Young
60 Church Road
Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$30,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Oscar Jimenez and Olga Martinez, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sadie Chism Young and George Young (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

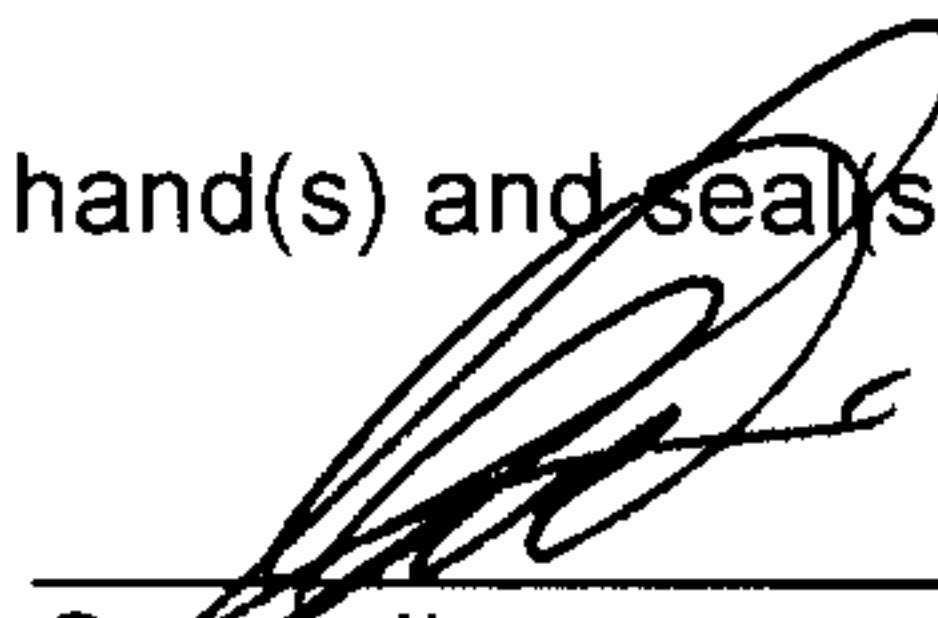
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

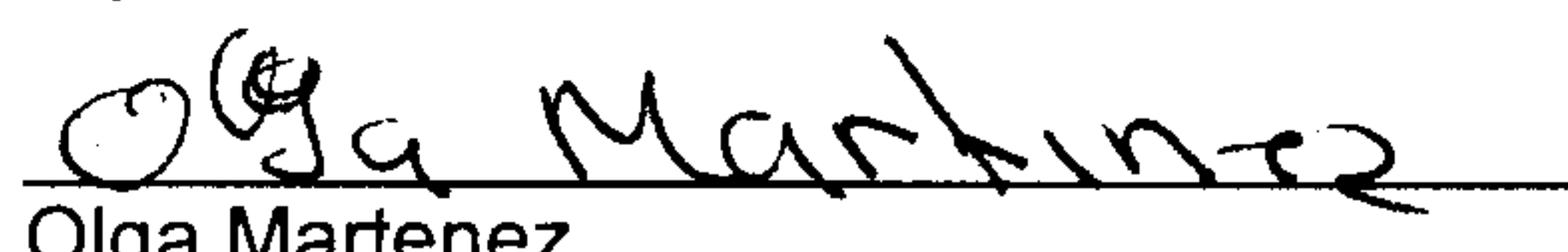
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 persons.

Note; \$92,047.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 21st day of December, 2011.



Oscar Jimenez

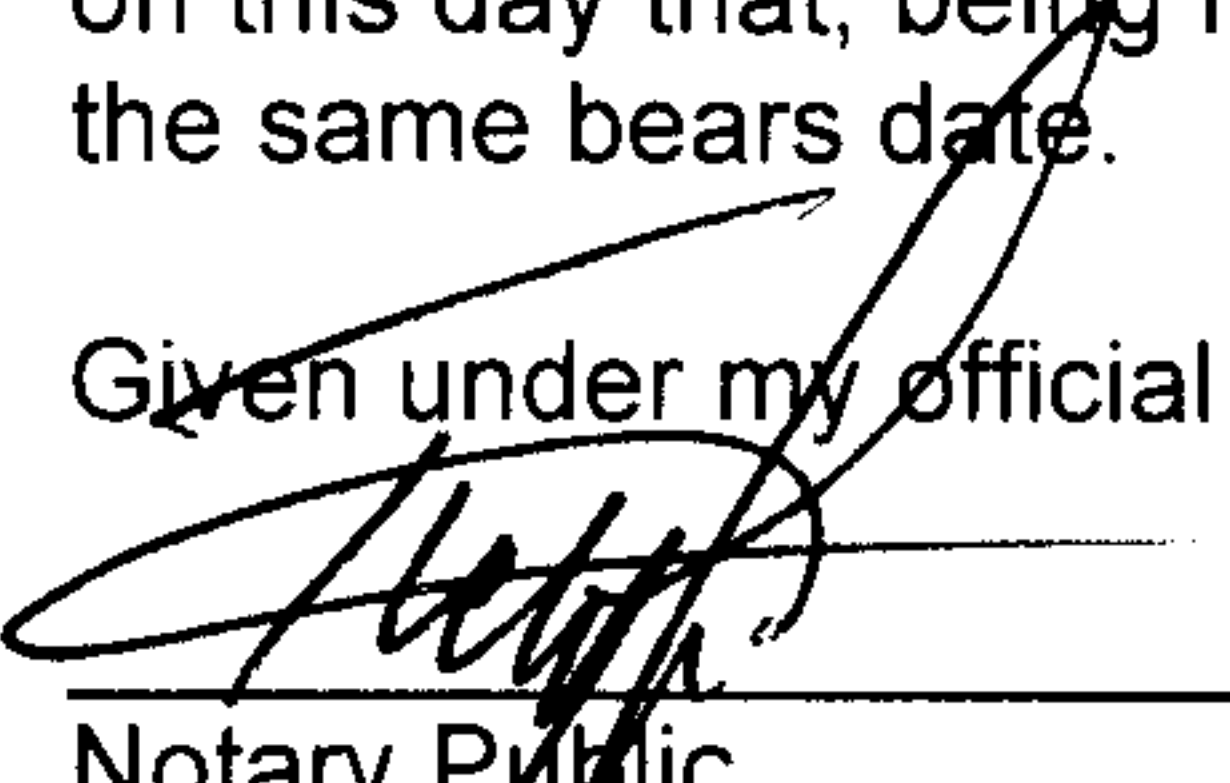


Olga Martinez

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Oscar Jimenez and Olga Martinez, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of December, 2011.



Notary Public

Commission Expires: 10/31/2012



EXHIBIT "A"
Legal Description



20120104000004270 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/04/2012 12:26:12 PM FILED/CERT

A part of the SE 1/4 of the NE 1/4 of Section 8, Township 24 South, Range 12 East, St. Stephens Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 8, Township 24 South, Range 12 East, St. Stephens Meridian, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East assumed along the East line of said 1/4 -1/4 for 169.1 feet; thence North 89 degrees 30 minutes 00 seconds East 687.75 feet to a 5/8 inch rebar set at the Point of Beginning; thence North 89 degrees 30 minutes 00 seconds East 160.00 feet to a 5/8 inch rebar set; thence South 00 degrees 30 minutes 00 seconds East 162.60 feet to a 5/8 inch rebar set; thence South 89 degrees 30 minutes 00 seconds West 160.00 feet to a 5/8 inch rebar set; thence North 00 degrees 30 minutes 00 seconds West 162.60 feet to the Point of Beginning.