


✓ THIS INSTRUMENT PREPARED BY:
Ryan R. Hendley, Esq.
**who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.**
REYNOLDS, REYNOLDS & LITTLE, LLC
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 4.0228


20120214000054100 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
02/14/2012 08:29:13 AM FILED/CERT

Consideration \$55,000

STATE OF ALABAMA §
 § **STATUTORY WARRANTY DEED**
COUNTY OF SHELBY § **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned **First United Security Bank**, an Alabama banking corporation, herein referred to as "GRANTOR", by **Oscar Canales and Karla P. Meraz**, herein collectively referred to as "GRANTEES", the receipt whereof is acknowledged, GRANTOR does grant, bargain, sell and convey unto GRANTEES, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 4 and 5, in Block 260, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property. By acceptance of this deed, GRANTEES acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

Shelby County, AL 02/14/2012
State of Alabama
Deed Tax: \$55.00

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 25 day of January, 2012.

First United Security Bank

By: Jerry Robinson
Its VP/Special Assets Manager

STATE OF ALABAMA §
COUNTY OF Shelby §

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jerry Robinson, whose name as Special Assets/VP President of First United Security Bank, an Alabama banking corporation, 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, he/she did execute the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2012.

Lisa Beasley

Notary Public

My Commission Expires:

LISA BEASLEY
Notary Public, AL State at Large
My Comm. Expires May 25, 2012

Send Tax Notices to:

Oscar Cevalos
2040 14th Street
Calera AL 35040

20120214000054100 2/2 \$70.00
Shelby Cnty Judge of Probate, AL
02/14/2012 08:29:13 AM FILED/CERT

Statutory Warranty Deed.Lots 4 and 5.4.0228