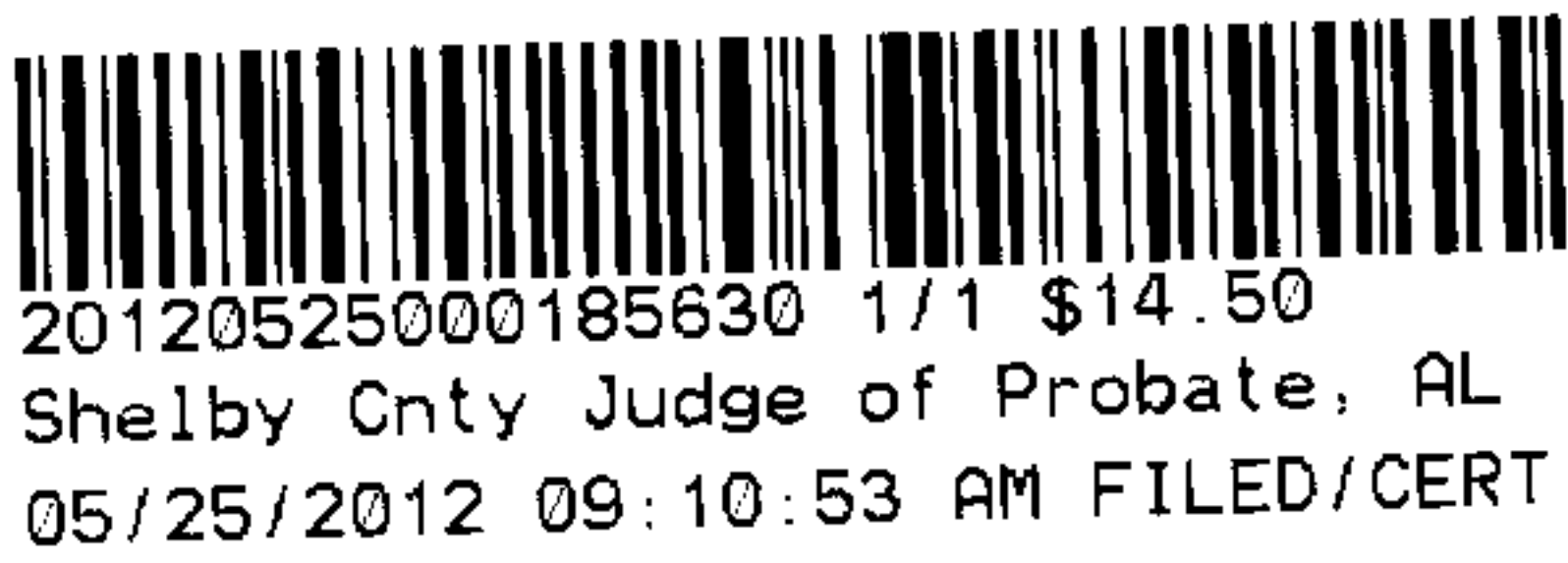


THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
DAVID N. LOESER
104 CORAL CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Two Thousand Nine Hundred Seventy Five and 00/100 Dollars (\$122,975.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, GREGORY BROWN, an unmarried person, (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto DAVID N. LOESER AND GUADALUPE LOESER-GUERRERO (herein referred to as “Grantees”), as Joint Tenants, with right of survivorship, all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 19, BLOCK 7, ACCORDING TO THE SURVEY OF BERMUDA LAKE ESTATES, 1ST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$120,746 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees 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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is 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 Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto his hands and seals, this 18th day of MAY ,2012.


GREGORY BROWN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, GREGORY BROWN, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of MAY, 2012.


Notary Public

My Commission Expires: 9/27/2014

