



20080924000377360 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
09/24/2008 11:43:04AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Rafael Barahona
9929 Markus Drive
Minthill, NC 28227

Shelby County, AL 09/24/2008
State of Alabama

Deed Tax: \$5.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MARIA E. GARCIA, an unmarried woman** grant, bargain, sell and convey unto **RAFAEL BARAHONA** the following described real estate, situated in: Shelby County, Alabama, to-wit:

All my undivided one-half interest in and to the following described property, to-wit:
A part of Lots 5 and 17, in Block 2, according to the Map of Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:
Commence at a spike accepted as the SW corner of the NW ¼ of the SW ¼ of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and run North 1 degree 02 minutes East for 547.65 feet; thence left 64 degrees 24 minutes 17 seconds and run Northeasterly for 44.23 feet; thence right 64 degrees 24 minutes 17 seconds and run Northerly for 132.93 feet to the point of beginning; continue along last described course for 63.07 feet; thence left 50 degrees 55 minutes 06 seconds and run Northwesterly for 86.80 feet to a fence corner; thence left 100 degrees 57 minutes 15 seconds and run Southwesterly along fence line for 80.20 feet; thence left 94 degrees 01 minutes 11 seconds and run Southeasterly for 115.24 feet to the point of beginning.
Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of September, 2008.

Maria E. Garcia

STATE OF FLORIDA
COUNTY OF Broward

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARIA E. GARCIA, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of September, 2008.

Notary Public

My Commission Expires: 5/30/2009

