

This instrument was prepared by

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HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and other good and valuable considerations
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
John Gregory Garcia

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Melinda Garcia

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 2, Township 21 South, Range 3 West, more particularly described as follows: Commencing at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, and run North 629.2 feet; thence run West 100 feet to point of beginning of tract herein described; thence continue West 100 feet; thence run South 190 feet; thence run East 100 feet; thence run North 190 feet to the point of beginning.

GRANTEE'S ADDRESS:

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN 22 AM 11:25

CLERK OF PROBATE

1. Deed Tax	\$ 50
2. Int. Tax	\$ 2.50
3. License Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. Record Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th
day of June, 19 89.

(SEAL) John Gregory Garcia (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned
in said State, hereby certify that John Gregory Garcia

Whose name(s) 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 13th day of June, A.D. 19 89