

John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$45,500.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Dale C. Nall and Kelly R. Nall, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Luis F. Garcia and Nidia Garcia, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A which is hereby incorporated by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Luis F. Garcia
1360 8th Street SW
Alabaster, AL 35007

~~\$40,950.00~~ ^{29,204.00} was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

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SHELBY COUNTY JUDGE OF PROBATE
003 HEL 33.50

Inst # 2001-27383

right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 22 day of June, 2001.

Dale C. Nall
Dale C. Nall

Kelly R. Nall
Kelly R. Nall

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dale C. Nall and Kelly R. Nall, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of June, 2001.

[Signature]
Notary Public

My Commission Expires:

8-29-02

Exhibit A

Lot No. 6 as shown on a map entitled "Property Line Map, Siluria Mills" as recorded in Map Book 5, Page 10 in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the North right of way line of South Avenue and the west right of way line of Mill Street, said right of way lines as shown on the Map of the dedication of the Streets and Easements, Town of Siluria, Alabama; thence northerly along the westerly right of way line of Mill Street for 509.34 feet to the point of beginning. Thence 90 degrees 00 minutes left and run westerly for 200.00 feet; thence 90 degrees 00 minutes right and run northerly for 75.00 feet; thence 90 degrees 00 minutes right and run easterly for 200.00 feet to a point on the west right of way line of Mill Street; thence 90 degrees 00 minutes right and run southerly along said right of way line of Mill Street for 75.00 feet to the point of beginning.

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