



**SEND TAX NOTICE TO:**

Oscar Garcia  
Blanca Quintana  
1412 Adams St.  
Pelham, AL 35124

**This instrument was prepared by:**  
Susan L. Hubbert Peterson  
Rives & Peterson, L.L.C.  
3100 Independence Drive  
Birmingham, Alabama 35209

**WARRANTY DEED**

**STATE OF ALABAMA)  
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED TWENTY THOUSAND and No/100's (\$120,000.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Bobby J. Rast and wife, Sara L. Rast**, (hereinafter grantors), do grant, bargain, sell and convey unto **Oscar Garcia and wife, Blanca Quintana**, (hereinafter grantee), as joint tenants with right of survivorship, all of my right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

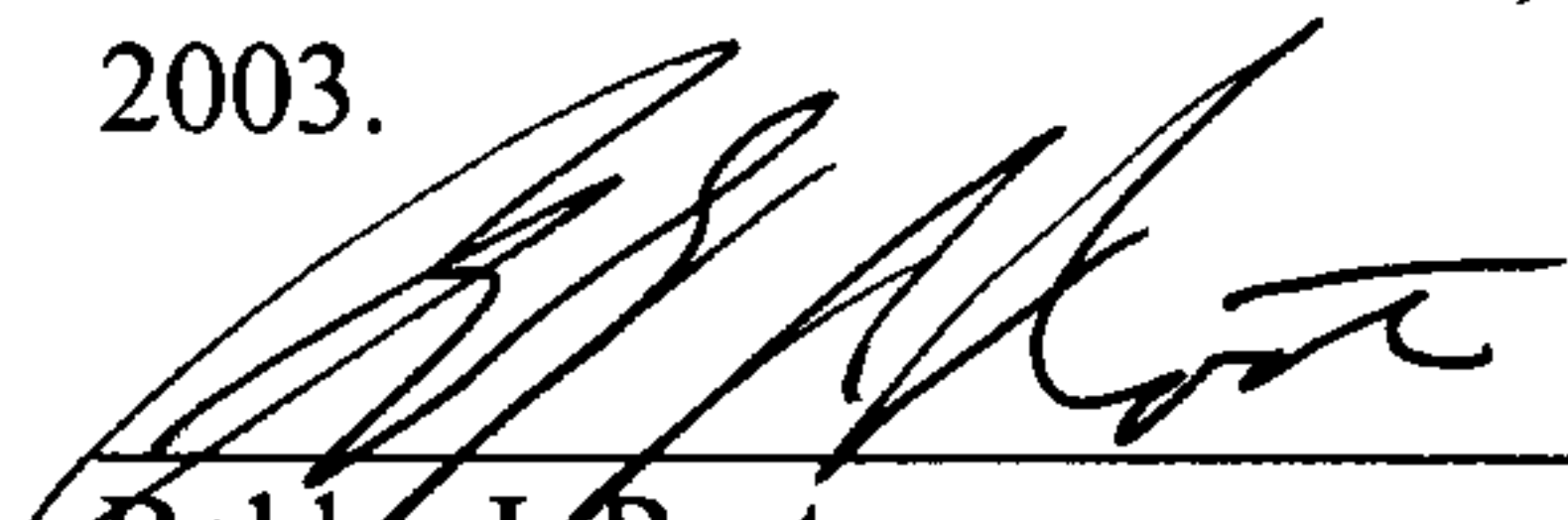
**Lot 17, Block 3, according to the Survey of Brookfield, Second Sector, as recorded in Map Book 6, page 16, in the Probate Office of Shelby County, Alabama.**

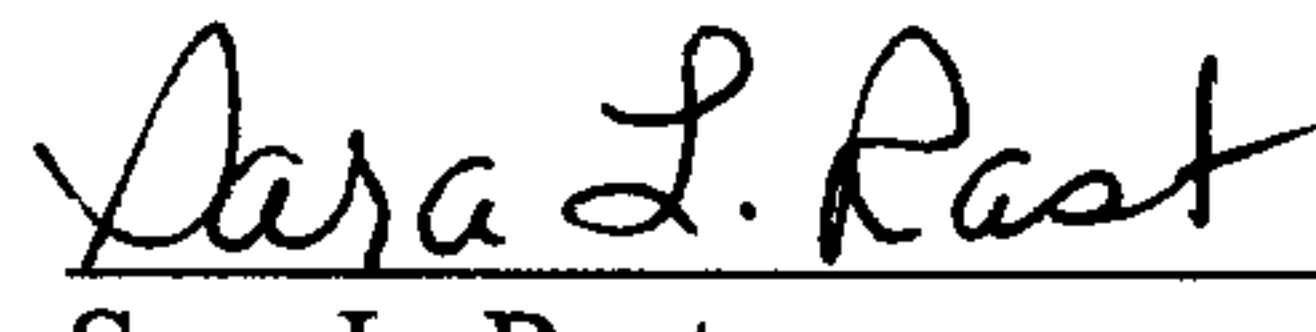
\$114,000.00 of the above referenced consideration is from a purchase money first mortgage.

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, their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2003.


  
\_\_\_\_\_  
Bobby J. Rast

  
\_\_\_\_\_  
Sara L. Rast

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby J. Rast and wife, Sara L. Rast, 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 5th day of June, 2003.

  
\_\_\_\_\_  
Notary Public: Susan L. Hubbert Peterson  
Commission Expires: 04/11/2006