This instrument was prepared by: Shelby County Abstract & Title Co., Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Juan D. Garcia

Alubuster Alu 35007 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS,

200610100000501300 1/2 \$56.50 Shelby Cnty Judge of Probate, AL 10/10/2006 02:08:59PM FILED/CERT

SHELBY COUNTY

STATE OF ALABAMA

That in consideration of One Hundred Seventy Five Thousand dollars and Zero cents (\$175,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James D. Howard and Brenda S. Howard husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Juan D. Garcia and Maria Candelaria Alonso (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2006.

Constitutes no part of the homestead of the grantor or grantors spouse.

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 herein shall take as tenants in common.

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

(\$132,845.41) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have	hereunto se	t our hands a (Seal)	and seals, this 28th day of September, 2006. Memer D Monorea	(Seal)
		_ (Seal)	James D. Howard Brenda S. Howard	(Seal)
		_ (Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Howard and Brenda S. Howard 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 28th day of September, 2006.

Notary Public

My Commission Expires: 10/16/08

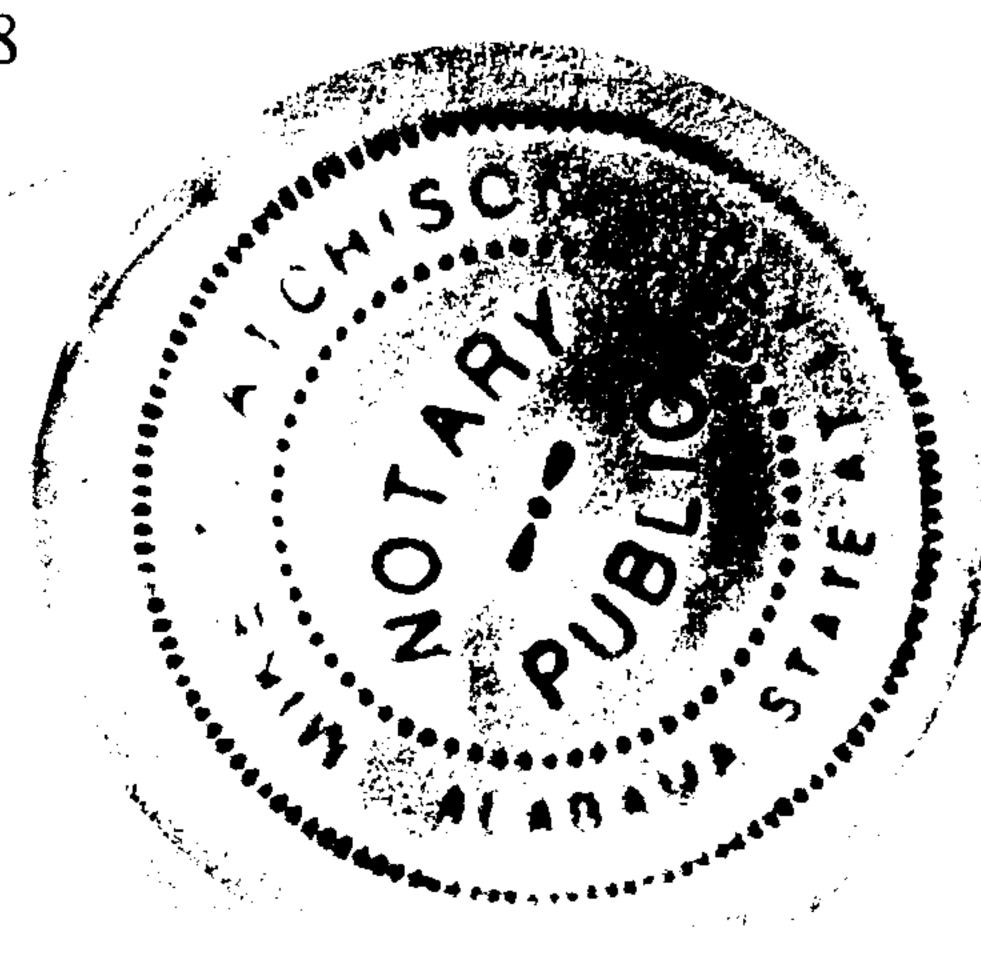


EXHIBIT A

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama, and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 1033.09 feet to a point on the Southerly right of way line of Alabama Highway No. 25; thence turn a deflection angle of 90 degrees 07 minutes 00 seconds left and run Westerly along said right of way line a distance of 200.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 250.07 feet to a point; thence turn a deflection angle of 89 degrees 24 minutes 38 seconds left and run Southerly a distance of 1,010.72 feet to a point on the South line of the SE 1/4 of the NE 1/4 of said Section 5; thence turn a deflection angle of 88 degrees 18 minutes 13 seconds left and run Easterly along said Quarter-Quarter line a distance of 249.94 feet to a point; thence turn a deflection angle of 91 degrees 41 minutes 02 seconds left and run Northerly a distance of 1,020.66 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated January 16, 1990.

Situated in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama as shown by conveyance recorded in Instrument #1993-06903, in Probate Office.

20061010000501300 2/2 \$56.50 Shelby Cnty Judge of Probate, AL 10/10/2006 02:08:59PM FILED/CERT

Shelby County, AL 10/10/2006 State of Alabama

Deed Tax:\$42.50