


**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20080506000184410 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/06/2008 09:54:48AM FILED/CERT

This instrument was prepared by:  
WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC

Send tax notice to:  
JESSICA M GARCIA  
EDUARDO GARCIA

(Name)

(Name)

ONE PERIMETER PARK SOUTH STE 451N  
BIRMINGHAM, ALABAMA 35243

416 E COLLEGE STREET  
COLUMBIANA, AL 35051

(Address)

(Address)

STATE OF **ALABAMA**  
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND dollars (\$80,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MELODY ALREDGE AKA MELODY BYRNE AND GLADIN SCOTT BYRNE IV, WIFE AND HUSBAND, (herein referred to as Grantor) do, grant, bargain, sell and convey unto JESSICA M GARCIA and EDUARDO GARCIA, (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**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 80,000.00 IS FILED HERewith.


TO HAVE AND TO HOLD, to 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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple

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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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, 04/29/08.

  
20080506000184410 2/3 \$19.00  
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 (Seal)  
MELODY ALREDGE AKA MELODY BYRNE

 (Seal)  
GLADIN SCOTT BYRNE IV

STATE OF ALABAMA  
COUNTY OF Shelby

**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that MELODY ALREDGE AKA MELODY BYRNE, AND GLADIN SCOTT BYRNE IV 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 04/29/08.




Notary Public

Return to: William Patrick Cockrell  
WPC & Associates LLC

WILLIAM PATRICK COCKRELL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 12, 2011

Exhibit A

  
20080506000184410 3/3 \$19.00  
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COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST;  
THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1573.22 FEET TO  
A POINT; THENCE TURN AN ANGLE OF 103°26'48" TO THE LEFT AND RUN A DISTANCE OF 576.78 FEET;  
THENCE TURN AN ANGLE OF 15°09'33" TO THE LEFT AND RUN 834.70 FEET TO A POINT ON THE NORTH  
25 FOOT RIGHT OF WAY LINE OF EAST COLLEGE STREET AND THE SOUTHEAST CORNER OF THE SHELBY  
COUNTY BOARD OF EDUCATION PROPERTY; THENCE TURN AN ANGLE OF 5°16'00" TO THE LEFT AND  
RUN 63.21 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 2°12'00" TO THE LEFT AND  
RUN A DISTANCE OF 80.44 FEET TO AN IRON FOUND; THENCE TURN AN ANGLE OF 90°59'16" TO THE  
LEFT AND RUN A DISTANCE OF 132.56 FEET TO AN IRON FOUND; THENCE TURN AN ANGLE OF 89°29'44"  
TO THE LEFT AND RUN A DISTANCE OF 81.15 FEET TO AN IRON FOUND; THENCE TURN AN ANGLE OF 90°  
49'00" TO THE LEFT AND RUN A DISTANCE OF 131.89 FEET TO THE POINT OF BEGINNING. SAID LOT IS  
LYING IN THE NORTH ½ OF THE NW ¼ OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND  
CONTAINS 0.25 ACRE.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND PERMITS OF RECORD.