

This document prepared by:  
Stuart Y. Johnson, Esq.

Send Tax Notice To:  
Lee Ann Melendez

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Birmingham, AL 35223

**GENERAL WARRANTY DEED -JOINT TENANCY W/ RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20110104000001440 1/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
01/04/2011 03:42:10 PM FILED/CERT

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of **Five Hundred and No/100 Dollars (\$500.00)** to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, We, **Dominic T. Melendez and Lee Ann Melendez\*, husband and wife, and Taylor Gabriel Melendez, a single man** (herein referred to as GRANTOR(S)), do hereby grant, bargain, sell and convey unto **Dominic T. Melendez and Lee Ann Melendez, husband and wife** (herein referred to as GRANTEE(S)), 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 Jefferson County, Alabama:

**See Attached Exhibit "A"**

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to all matters of public record including but not limited to easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.

Subject to 2011 Property Taxes and subsequent years which are not yet due and payable.

**\*Lee Ann Melendez is one and the same person as LeeAnn Melendez.**

To Have and To Hold, To the 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 right of reversion; 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) 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 executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall

warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3 day of January, 2010.

GRANTOR(S)

Dominic T. Melendez  
**Dominic T. Melendez**

Lee Ann Melendez  
**Lee Ann Melendez**

Taylor Gabriel Melendez  
**Taylor Gabriel Melendez**

  
20110104000001440 2/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Karren M. Smith, a Notary Public in and for said County, and in said State, hereby certify that **Dominic T. Melendez and Lee Ann Melendez, husband and wife, and Taylor Gabriel Melendez** 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 3 day of January, 2010.

Karren M. Smith  
NOTARY PUBLIC:  
My commission expires:

20110104000001440 3/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
01/04/2011 03:42:10 PM FILED/CERT

**Exhibit "A"**

A lot in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 2 West in the Town of Calera described as follows: Commence at the Northwest corner of Lot 5 of Farris Estates as recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northeast 57.77 feet along the North line of said Lot 5 to the point of beginning; thence continue last course 114.00 feet along the North line of said Lot 5 and Lot 6 of said Farris Estates; thence turn left 93 deg. 00 min. 30 sec. and run Northwest 233.43 feet to the Southeast right-of-way of Alabama Highway #25; thence turn left 91 deg. 42 min. 22 sec. and run Southwest along said right-of-way 113.74 feet; thence turn left 88 deg. 15 min. 16 sec. and run Southeast 224.03 feet to the point of being; being situated in Shelby County, Alabama.

Less and except the following described property, lying and being in Shelby County, Alabama, and more particularly described as follows; and as shown on the right-of-way map of Project No. S-44-10 of record in the State of Alabama Highway Department, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein:

Commencing at the southwest corner of the NW 1/4 of the SW 1/4, Section 21, Township 22 South, Range 2 West; thence northerly along the west line of said NW 1/4 of SW 1/4, a distance of 332 feet, more or less, to the centerline of Project No. S-44-10; thence North 66 deg. 00 min. 11 sec. East along the centerline of said project, a distance of 225 feet, more or less, to Station 332+00; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 35 feet to the point of beginning of the property herein to be conveyed; thence South 66 deg. 00 min. 11 sec. West, parallel with the centerline of said project, a distance of 25 feet, more or less, to the West property line; thence northerly along said West property line, a distance of 10 feet, more or less, to the present southeast right-of-way line of Alabama Highway No. 25; thence northeasterly along said present southeast right-of-way line, a distance of 125 feet, more or less, to the East property line; thence southerly along said East property line, a distance of 10 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of said project; thence South 66 deg. 00 min. 11 sec. West, parallel with the centerline of said project, a distance of 100 feet, more or less, to the point of beginning.

Shelby County, AL 01/04/2011  
State of Alabama  
Deed Tax: \$31.00