

20110915000273460 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
09/15/2011 01:06:11 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Dominic T. Melendez
P.O. Box 1281
Calera, AL 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 09/15/2011
State of Alabama
Deed Tax: \$5.00

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Lee Ann Melendez** and **Dominic T. Melendez, a married couple**, hereinafter known as GRANTOR, do hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Dominic T. Melendez; Taylor Melendez and Megan Melendez**, hereinafter known as the GRANTEE;

Lot # 1, in Block 66, according to the survey of J.H. Dunstan's map of the Town of Calera, Alabama, being situated in Shelby County, Alabama, also known as 7690 Highway 31, Calera, AL 35040.

Subject to any and all easements, rights of way, covenants and restrictions of record.

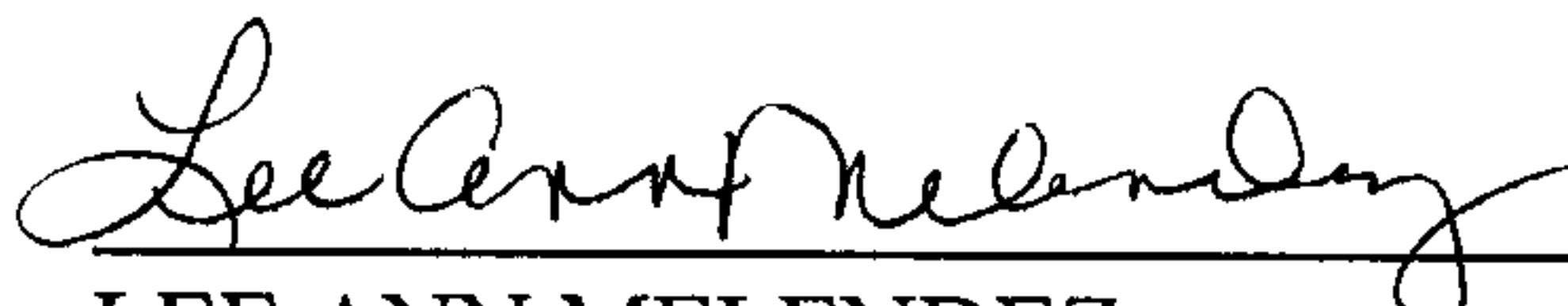
This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20100506000142450, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right

to sell and convey he same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 11 Day of August, 2011.

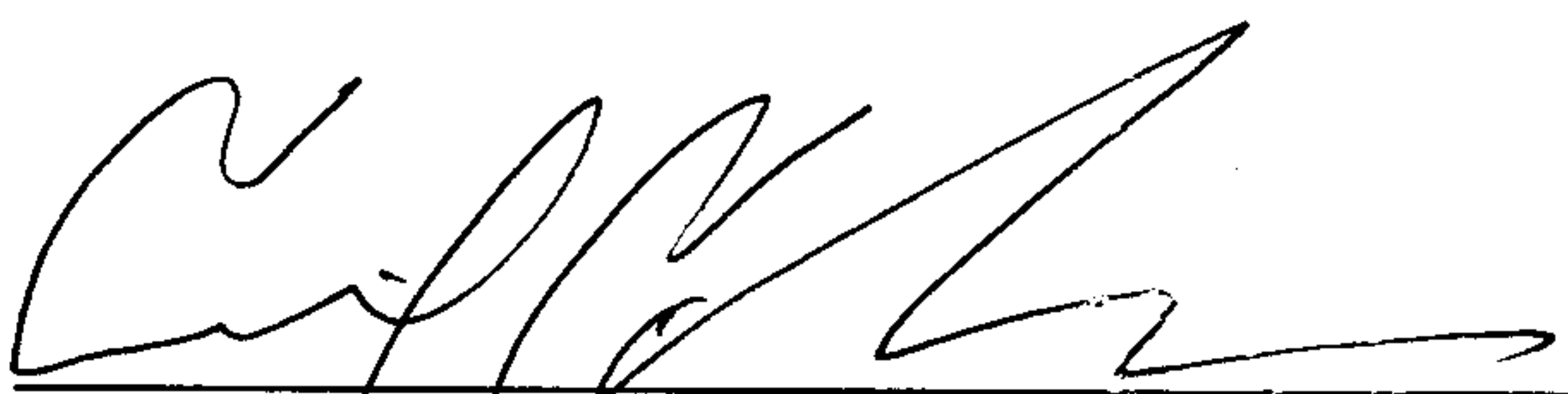

LEE ANN MELENDEZ
Grantor


DOMINIC T. MELENDEZ
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Lee Ann Melendez* and *Dominic T. Melendez*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 11 Day of August, 2011.


NOTARY PUBLIC
My Commission Expires: 25 March, 2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040