


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

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Columbiana, AL 35051


20120105000005220 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
01/05/2012 08:33:40 AM FILED/CERT

Send Tax Notice to:

Margaret J. Garcia
3137 15th Street C
Moline, Ill 61265

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Thirty Four Thousand Nine Hundred Dollars and 00/100 (\$34,900.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Tomlyn E. Parrish, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Margaret Jeanette Garcia and Adrian Garcia (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

A portion of Lot 4B of the Thomas Addition to the Town of Aldrich as recorded in Map Book 3, Page 52, in the Probate Judge Office of Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of lot 4B of the Thomas Addition to the Town of Aldrich and run Southeast along the West side of said Lot 4B for 185.63 feet; thence run an angle of 61 degrees 47 minutes 28 seconds to the left and run Easterly for 246.32 feet to the point on the West side of Highland Avenue as shown on the map of said Thomas Addition; then turn an angle of 54 degrees 54 minutes 28 seconds to the left and run Northeasterly along the West side of said Highland Avenue for 22.21 feet to a point on the West side of Park Street as shown on said map; thence turn an angle of 42 degrees 34 minutes 59 seconds left and run Northerly along the West side of said Park Street for 85.00 feet; thence turn an angle of 7 degrees 08 minutes to the left and run Northerly 92 feet along the West side of said Park Street; thence turn an angle of 87 degrees 01 minutes left and run Westerly along the North side of Lot 4B for 138.55 feet; thence turn an angle of 11 degrees 40 minutes to the right and run Westerly along the North side of said Lot 4B for 176.82 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Subject, however, to all easements and rights of way upon, across or through the above described lands as heretofore has been granted by the United States of America or its predecessors in title.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

Tomlyn E. Mathews and Tommy E. Parrish are one in the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of December, 2011.


Tomlyn E. Parrish

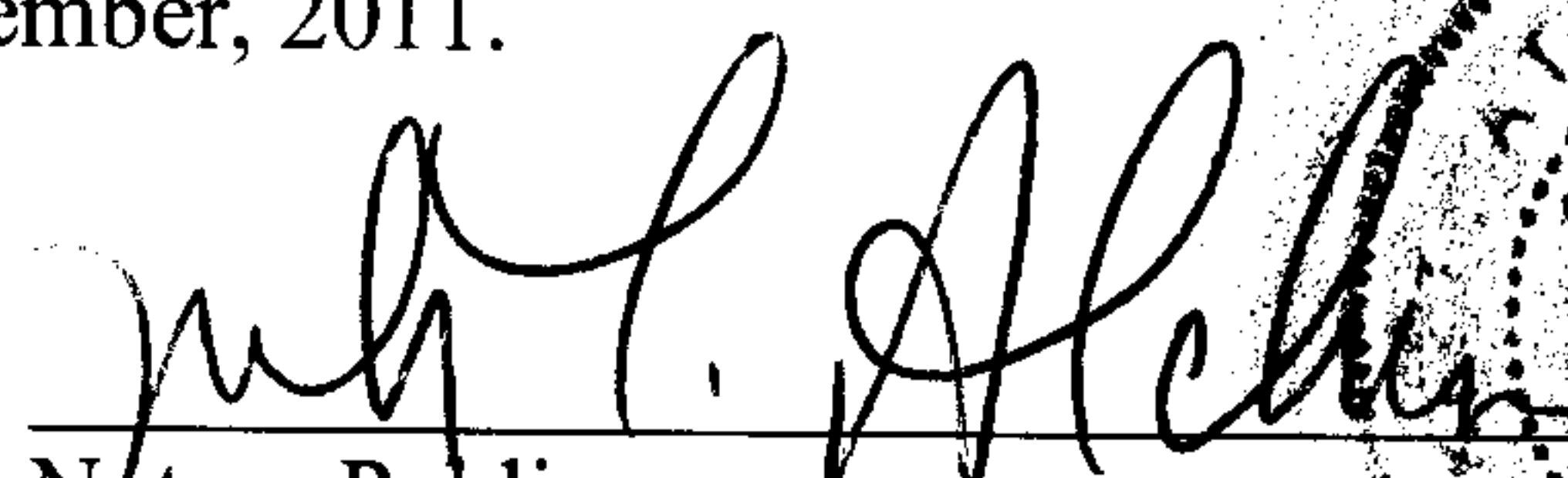
Shelby County, AL 01/05/2012
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Tomlyn E. Parrish**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2011.

\$ 29,900.00 of the above recited consideration was paid from a mortgage recorded simultaneously.


Notary Public
My Commission Expires: 10-16-12

