

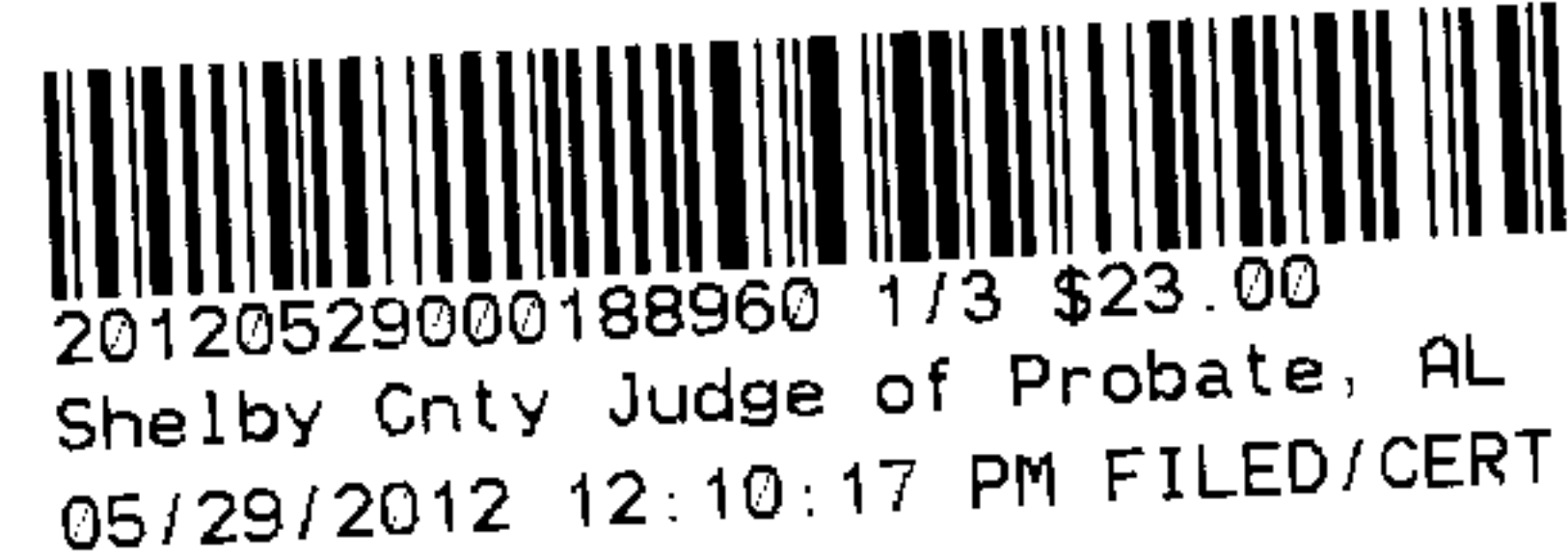
Parcel I.D. #:

Send Tax Notice To: Megan A. Melendez  
P.O. Box 1281  
Calera, AL 35040

## WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )



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 **Dominic T. Melendez, a divorced man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Taylor Melendez and Megan Melendez, brother and sister**, hereinafter known as the GRANTEE;

*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 degrees 00 min. 30 sec. and run Northwest 233.43 feet to the Southeast right-of-way of Alabama Highway # 25; Thence turn left 91 degrees 42 min. 22 seconds and run Southwest along said right-of-way 113.74 feet; Thence turn left 88 degrees 15 min. 16 seconds and run Southeast 224.03 feet to the Point of Beginning; being situated in Shelby County, Alabama.*

*LESS & 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 th 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 degrees 00 min. 11 seconds 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 degrees 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 degrees 00 min. 11 seconds 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 degrees 00 min. 11 seconds West, parallel with the centerline of said project, a distance of 100 feet, more or less, to the Point of Beginning.*

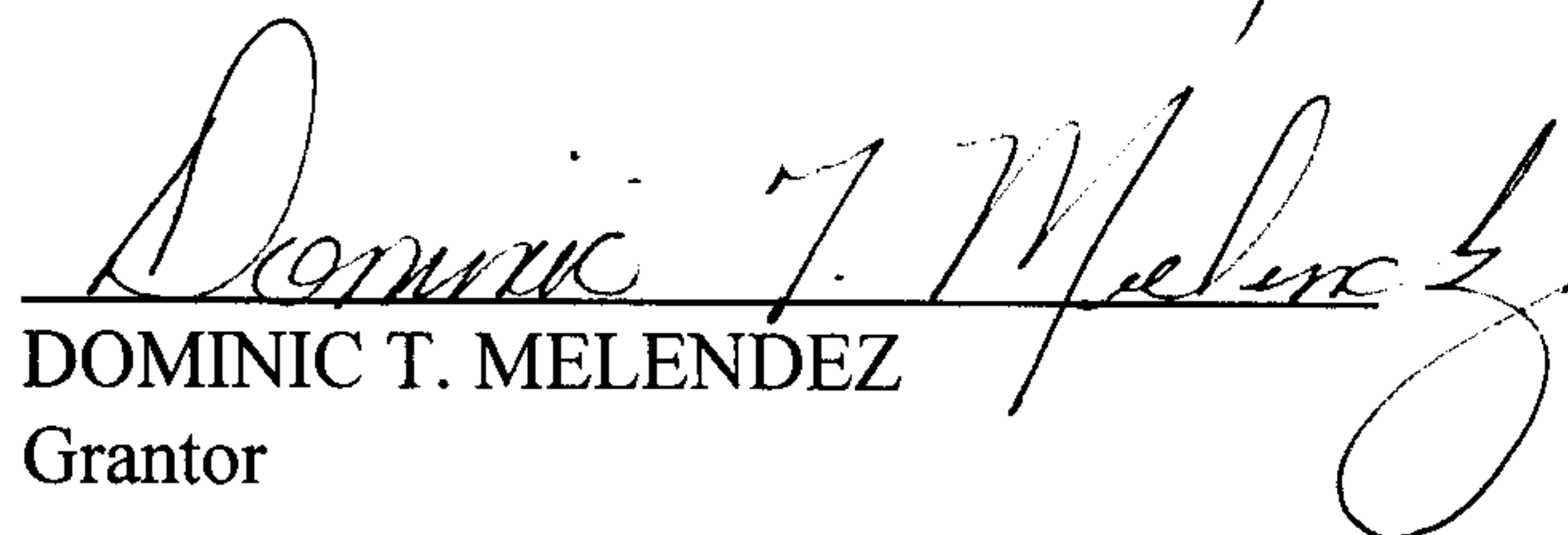
Subject to any and all easements, rights of way, covenants and restrictions of record.


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 # 20110104000001440, 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 the 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 29 Day of MAY, 2012.


  
DOMINIC T. MELENDEZ  
Grantor

  
20120529000188960 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
05/29/2012 12:10:17 PM FILED/CERT

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Dominic T. Melendez, a divorced man*, whose name is signed to the foregoing conveyance, and who is 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 29 Day of  
MAY, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

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

  
20120529000188960 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
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