

20170307000077840
03/07/2017 09:14:25 AM
DEEDS 1/3

RECORDING REQUESTED BY:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
JEFFERY DANIEL SCIASCIA AND
ANGELA LEE SCIASICA
3021 GARLAND RDBIRMINGHAM, AL 35242
Assessor's Market Value: \$232,500.00
Consideration is ZERO (\$0.00)
Purpose of this deed is to Correct Name

WARRANTY DEED

For good consideration, I (we) **JEFFREY DANIEL SCIASCIA AND ANGELA NICOLE LEE SCIASICA, ALSO KNOWN AS ANGELA LEE SCIASICA, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP** whose mailing address is 3021 GARLAND RD, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **JEFFREY DANIEL SCIASCIA AND ANGELA LEE SCIASICA, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP** whose mailing address is 3021 GARLAND RD, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, TO-WIT:

COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 WEST,

THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 248.55 FEET;

THENCE TURN LEFT 50 DEGREES, 42 MINUTES, 07 SECONDS AND RUN SOUTHWESTERLY A DISTANCE OF 296.40 FEET;

THENCE TURN RIGHT 51 DEGREES, 35 MINUTES, 25 SECONDS AND RUN WEST A DISTANCE OF 218.97 FEET TO THE CENTERLINE OF AN EXISTING 30 FOOT RESERVED ACCESS STRIP;

THENCE TURN LEFT 91 DEGREES, 35 MINUTES, 25 SECONDS AND RUN SOUTH ALONG SAID CENTERLINE A DISTANCE OF 221.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID CENTERLINE A DISTANCE OF 100.00 FEET;

THENCE TURN LEFT 90 DEGREES AND RUN EAST A DISTANCE OF 218.89 FEET;

THENCE TURN LEFT 90 DEGREES AND RUN NORTH A DISTANCE OF 315.50 FEET;

THENCE TURN LEFT 147 DEGREES, 25 MINUTES, 40 SECONDS AND RUN
SOUTHWESTERLY A DISTANCE OF 268.77 FEET;

THENCE TURN RIGHT 65 DEGREES, 51 MINUTES, 40 SECONDS AND RUN WESTERLY A
DISTANCE OF 75.0 FEET TO THE POINT OF BEGINNING.

APN: 10 6 14 0 001 034.001

Property Address: 3021 GARLAND RD, BIRMINGHAM, AL 35242

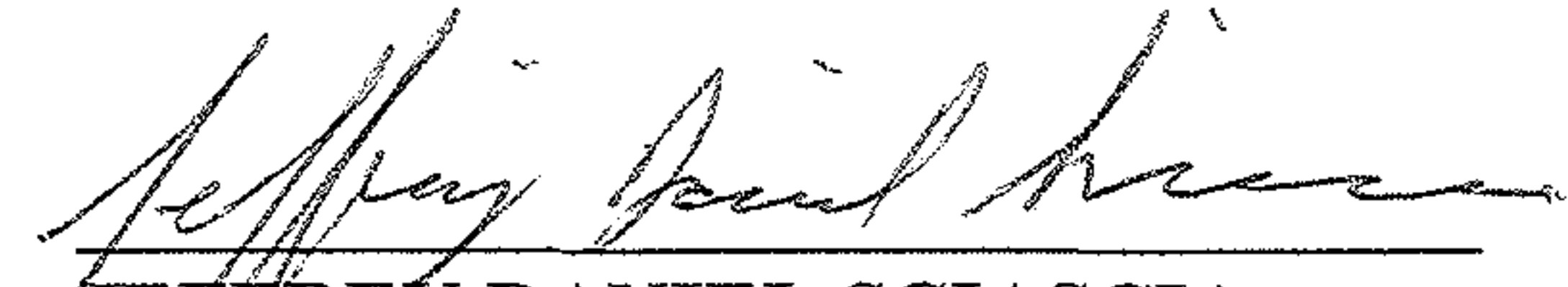
TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

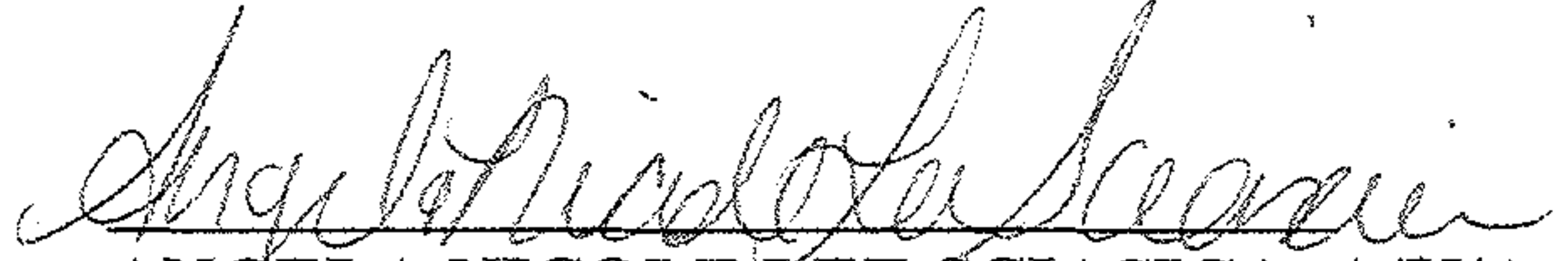
And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said

GRANTEES, his, her or their heirs and assigns, that 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantor(s) this 2ND day of SEPTEMBER, 2016


JEFFREY DANIEL SCIASCIA

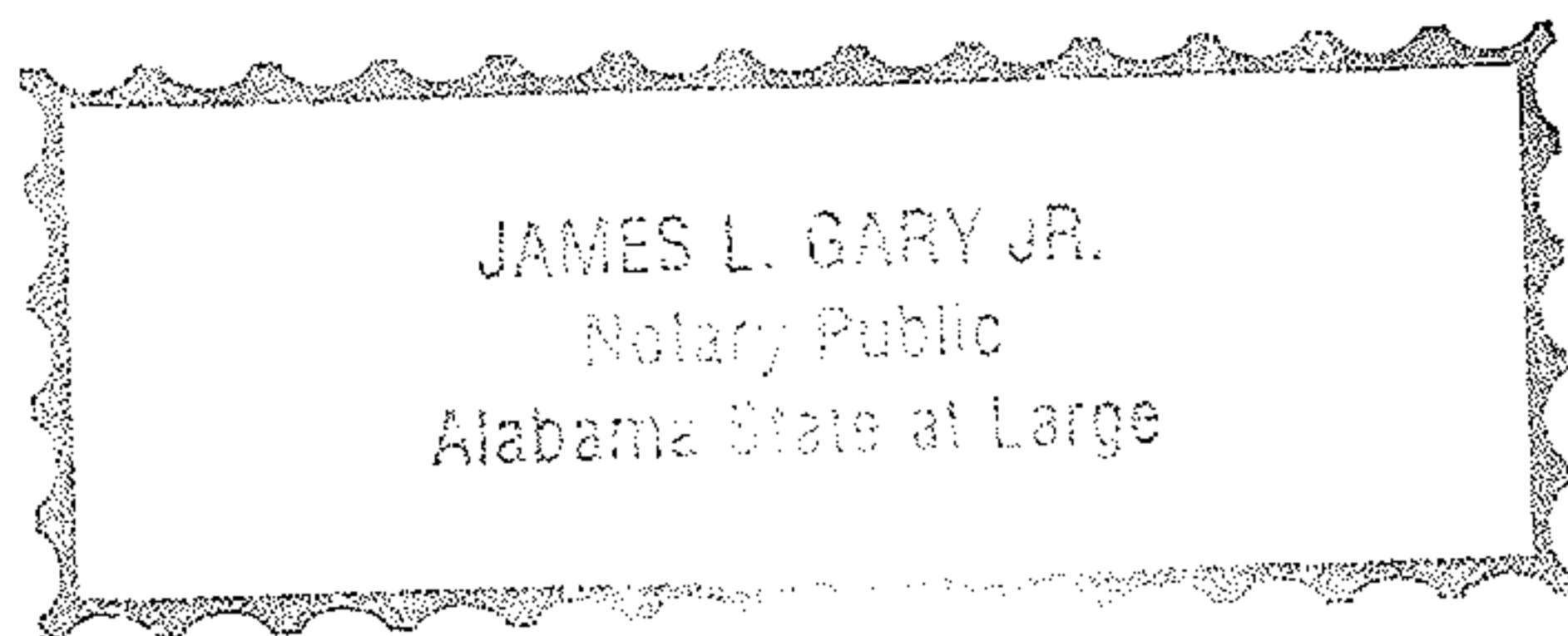

**ANGELA NICOLE LEE SCIASICA, A/K/A
ANGELA LEE SCIASICA**

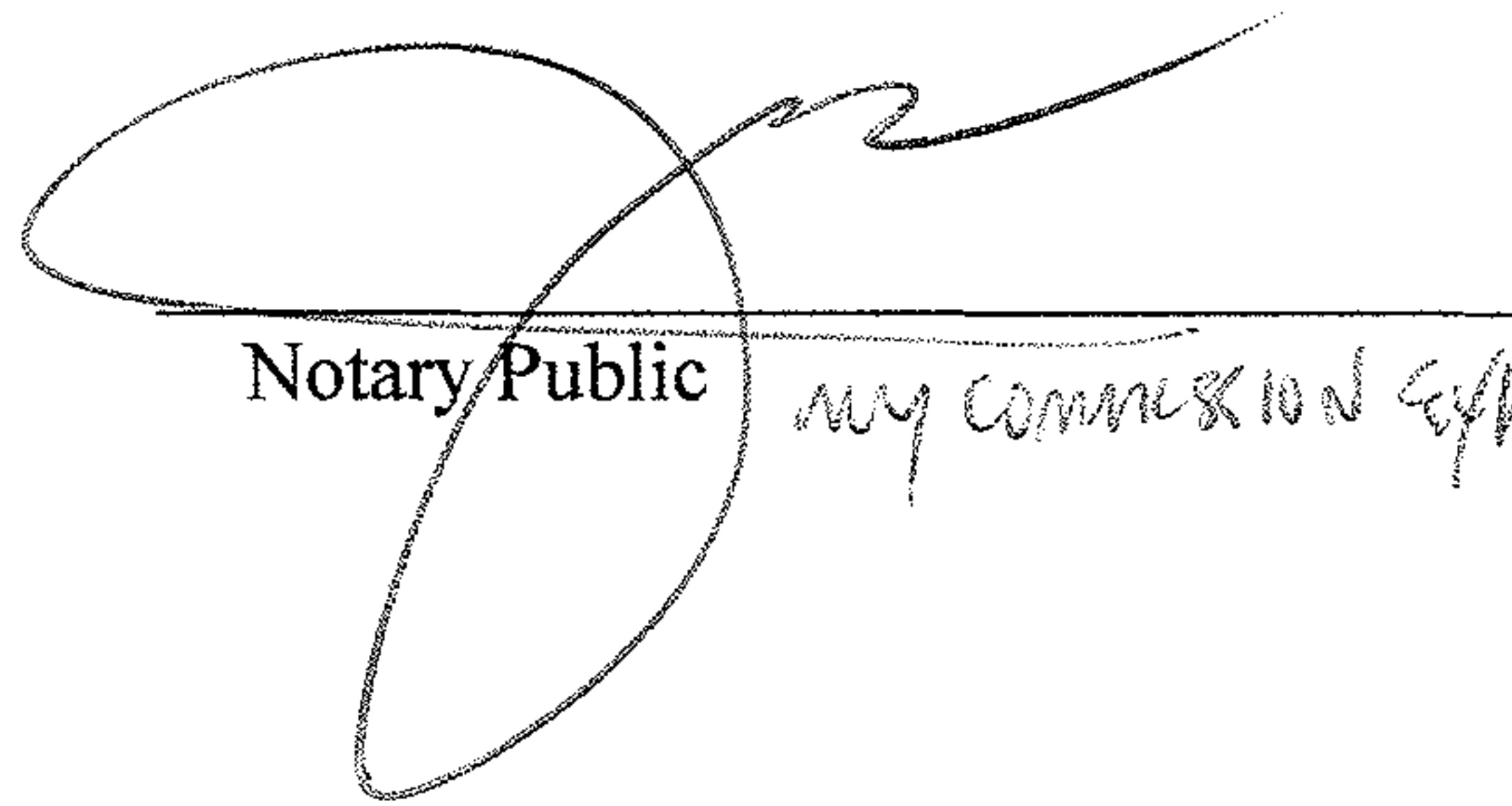
STATE OF ALABAMA

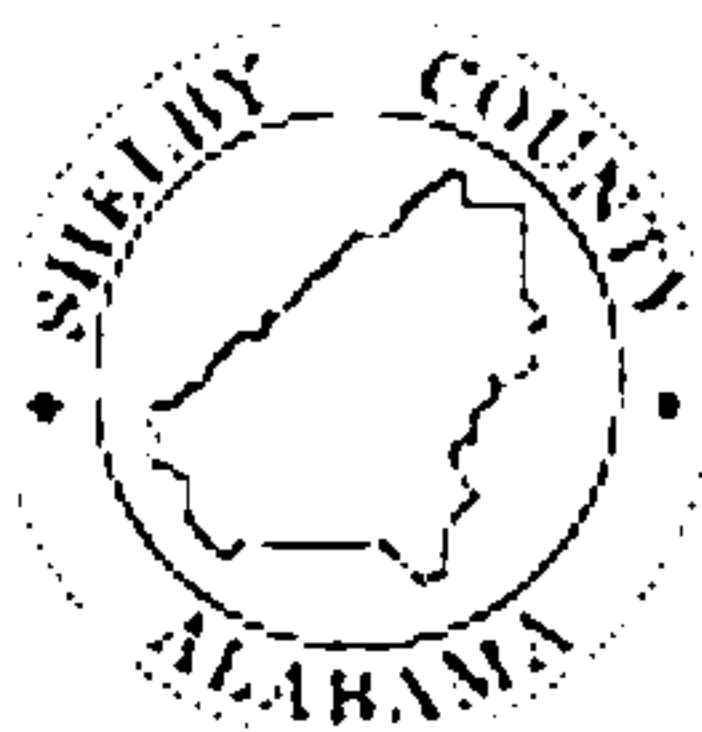
COUNTY OF SHELBY

} SS.

I, JAMES GARY, a Notary Public, hereby certify that **JEFFREY DANIEL SCIASCIA AND ANGELA NICOLE LEE SCIASICA, A/K/A ANGELA LEE SCIASICA** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 2ND day of SEPTEMBER, 2016.




Notary Public my commission expires 7/22



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2017 09:14:25 AM
\$22.00 CHERRY
20170307000077840

