20121024000409040 1/2 \$54.00 Shelby Cnty Judge of Probate, AL

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

10/24/2012 02:28:30 PM FILED/CERT Send Tax Notice 10: William Cruz, Jr. 4138 South Shade Crest Road Hoover, AL 35244

## WARRANTY DEED - Joint Tenants with Right of Survivorship

whereof is acknowledged, I or we Geri E. Fried, surviving grantee as shown on that certain deed dated April 12 2004 and filed in Instrument No. 20040421000206560, in the Probate Ofice of Shelby County, Alabama; Rober Abbott, other grantee, having died on November 16, 2006, an unmarried woman, whose mailing address is \$10.3 Fig. 124 Deve. Historica & Will \$1.40 (Inerein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Cruz and Narcisa Melendez Cruz and William Cruz, Jr., whose mailing address is 4138 South Shades Crest Road, Hoover, Al 35244 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described rea estate, situated in Shelby County. Alabama, the address of which is 4138 South Sades Crest Road, Hoover, Al 35244; to-wit:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.  TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.  And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 defer the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.  Note, \$201,465.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.  IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 19th Tay of October,	STATE OF ALABAMA
That in consideration of \$240,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receip whereof is acknowledged, I or we Geri E. Fried, surviving grantee as shown on that certain deed dated April 12 2004 and filed in Instrument No. 20040421000206560, in the Probate Ofice of Shelby County, Alabama, Rober Abbott, other grantee, having died on November 16, 2006, an unmarried woman, whose mailing address is \$193. If 14 14 14 14 14 14 14 14 14 14 14 14 14	) KNOW ALL MEN BY THESE PRESENTS
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Notary Public Commission Expires: 3/5/1/3	
	Notary Public Commission Expires: 3/5/13

## EXHIBIT "A" Legal Description

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said quarter-quarter section and run South along the West line of same 216.28 feet to the point of beginning of herein described tract; thence left 46 degrees 40 minutes 30 seconds and run Southeasterly 141.39 feet; thence right 90 degrees and run Southwesterly 104.0 feet; thence left 90 degrees and run Southeasterly 208.0 feet to a point on the Northwesterly right of way of South Shades Crest Road; thence right 90 degrees and run Southwesterly along said right of way 266.44 feet to a point on the West line of said quarter-quarter section; thence right 136 degrees 40 minutes 30 seconds and run North along said West line of quarter-quarter section 509.21 feet to the point of beginning. Situated In Shelby County, Alabama.

20121024000409040 2/2 \$54.00 Shelby Cnty Judge of Probate, AL 10/24/2012 02:28:30 PM FILED/CERT