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

Send Tax Notice To:
Brett & Sara Downs
1755 Traian Hill Rd.
Pelhan, AL 35124

## WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA	)		
SHELBY COUNTY	) KNOW ALL MEN BY THESE PRESE )	ENTS	
That in consideration of \$176,000.00, 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 receipt whereof is acknowledged, I or we Mary E. Comeaux, a single woman and Elizabeth Tortorich, a single woman, by and through her attoney in fact, Mary E. Comeaux, whose mailing address is  111 Highland Ave. #KO2 Blank Ave Solution (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brett Nolan Downs and Sara Goodwin			
Downs, whose mailing address is 1755 <u>Tradica Hill Boad</u> grantee, whether one or more), as joi	Pelham, AL 3512U nt tenants with right of survivorship the follow he address of which is 1755 Indian Hills Ro	(herein referred to wing described real estate,	
<b>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</b>			

## 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 defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$167,200.00 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 25th day of April, 2014.

Mary El Comeaux

Elizabeth Tortorich, a single woman by and

through her attoney in fact, Mary E. Comeaux

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mary E. Comeaux, as an individual and whose name as Attorney in Fact for Elizabeth Tortorich is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and individually and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of April, 2014.

Notary Public Commission Expires:

\$14~1152

## EXHIBIT "A" Legal Description

Lot 13, according to the Map and Survey of Chaparaal, First Sector, Phase II, as recorded in Map book 8, Page 114, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2014 03:37:15 PM
\$26.00 KELLY

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