20150318000085480 03/18/2015 02:12:33 PM DEEDS 1/2

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 lax Notice to: |
|---------------------|
| Courtney M. Smith |
| 16 Thouse Chase Dr. |
| Pellem 14 3924 |
| |

| Warranty Deed | | |
|---|---|---|
| | | |
| STATE OF ALABAMA |) | |
| |) | KNOW ALL MEN BY THESE PRESENTS |
| SHELBY COUNTY |) | |
| eceipt whereof is acknowledged in ailing address is/953 o as grantor, whether one or address is | gned grantor ged, I or we L <i>River</i> more), gran | amount of which can be verified in the Sales Contract between the (whether one or more), in hand paid by the grantee herein, the ouis J. Carruba and Lisa Carruba Husband and Wife, whose [Ay Dr. Birmingham Al. 3529] (herein referred to the described real estate, situated in Shelby County, Alabama, the |
| address of which is 115 Rova | | |

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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$290,515.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Louis J. Carruba and Lisa Carruba Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s), this 17th day of March, 2015.

Louis J. Garruba

Lisa Carruba

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Louis J. Carruba and Lisa Carruba, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of March, 2015.

Notary Public

Commission Expires: (0) 31/2016

MANUAL PUBLIC STATE AT A STATE AT

S15-0502HUD

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EXHIBIT "A" Legal Description

Lot 5, according to the Survey of Royal Oaks, 5th Sector, a residential subdivision, as recorded in Map Book 15, Page 93, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/18/2015 02:12:33 PM
\$26.00 JESSICA

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