

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

Send Tax Notice To:
Daniel German Albino and Maria Guadalupe
Cayetano Salinas
1015 Burnt Pine Lane
Maylene, AL 35114

20180110000011020
01/10/2018 03:06:43 PM
DEEDS 1/2

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$128,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Territorial Holdings, LLC, whose mailing address is 121 Spring Place, Alabaster, AL 35007 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Daniel German Albino and Maria Guadalupe Cayetano Salinas, whose mailing address is 1015 Burnt Pine Lane, Maylene, AL 35114 (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 1015 Burnt Pine Lane, Maylene, AL 35114; to-wit:

Lot 8, according to the Survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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 the said GRANTEES for and 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 such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Note: \$115,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, Territorial Holdings, LLC, who is authorized to execute this conveyance, hereto set its signature and seal, this the 9th day of January, 2018.

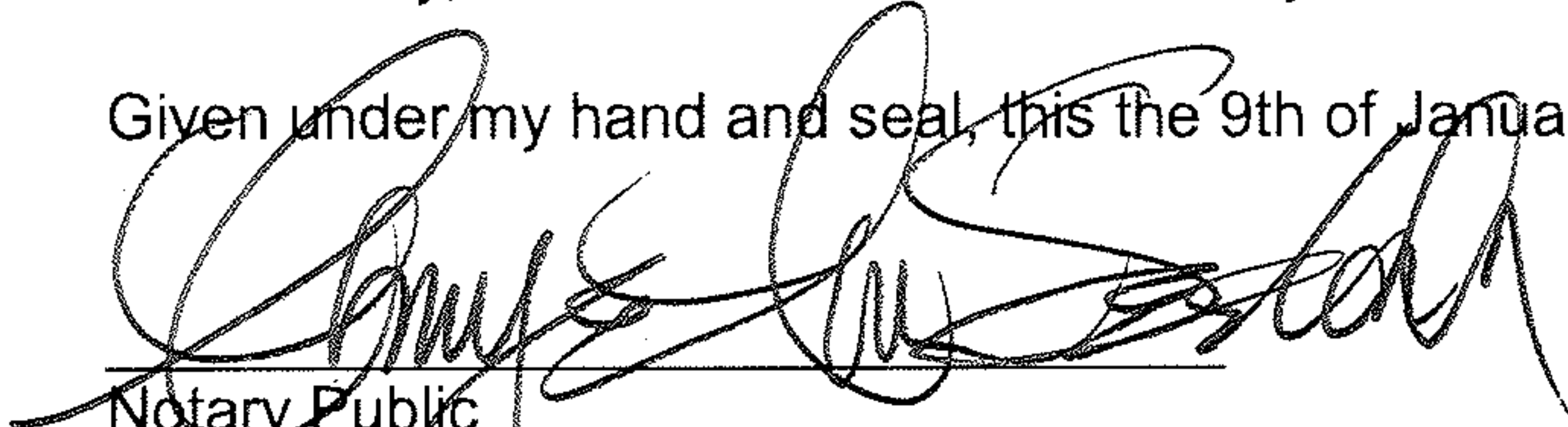
Territorial Holdings, LLC
BY: Christopher A. Datka
Christopher A Datka
Member
BY: Melba Marie Diaz-Datka
Melba Marie Diaz-Datka
Member

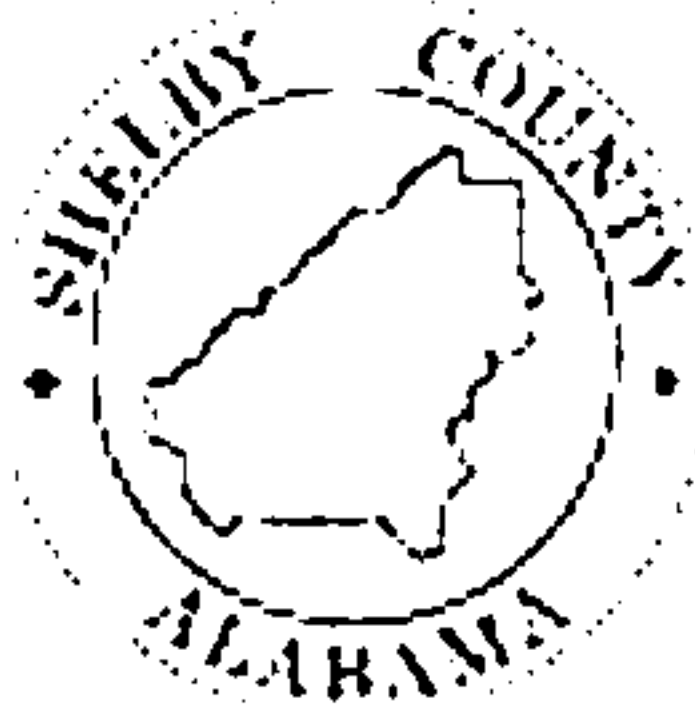
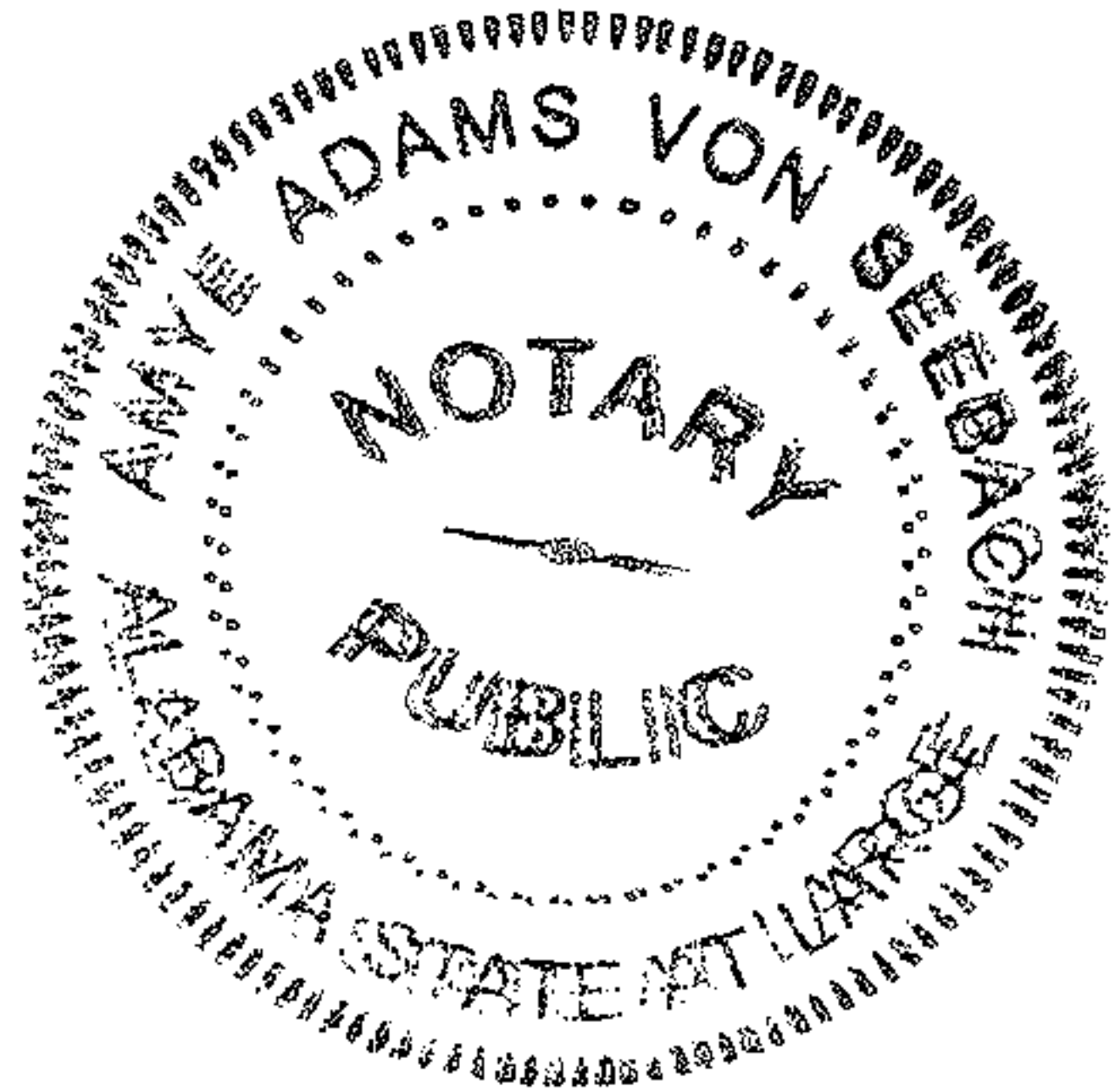
State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Christopher A Datka, whose name as Member of Territorial Holdings, LLC, an Alabama Limited Liability Company and Melba Marie Diaz-Datka, whose name as Member of Territorial Holdings, LLC, an Alabama Limited Liability Company 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, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company

Given under my hand and seal, this the 9th of January, 2018.


Notary Public
Commission Expires: My Commission Expires:
June 17, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/10/2018 03:06:43 PM
\$31.00 CHERRY
20180110000011020

