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: Terry Kevin Brown and Barbara J. Brown 100 Quarterhorse Lane Alabaster, AL 35007

> 20190114000014690 01/14/2019 02:04:36 PM DEEDS 1/2

## WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$306,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Andrew M. Caldarello and Stephanie P. Caldarello, a married couple (the "Grantor", whether one or more), whose mailing address is 151 Birkdale Lane, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Terry Kevin Brown and Barbara J. Brown (the "Grantees"), whose mailing address is 100 Quarterhorse Lane, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 100 Quarterhorse Lane, Alabaster, AL 35007; to-wit:

Lot 49, according to the Map and Survey of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

## Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$290,700.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

## 20190114000014690 01/14/2019 02:04:36 PM DEEDS 2/2

IN WITNESS WHEREOF, Andrew M. Caldarello and Stephanie P. Caldarello, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 11th day of January, 2019,

Andrew M. Caldarello

Stephanie P. Caldarello

State of Alabama

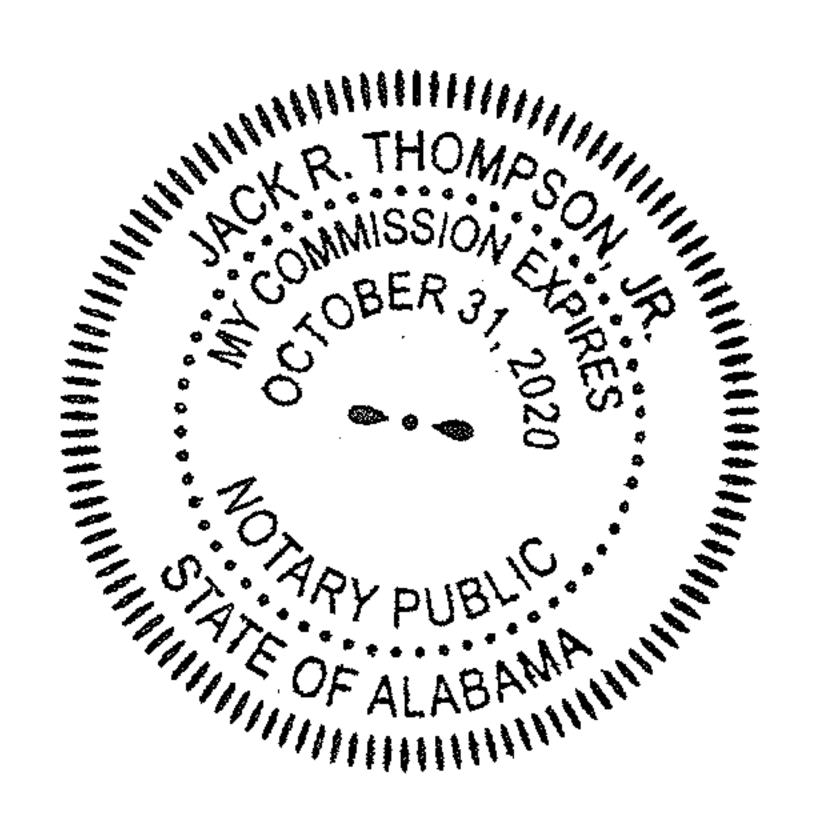
County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Andrew M. Caldarello and Stephanie P. Caldarello, a married couple, 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 hand and seal, this the 11th of January, 2019.

Notary Public

Commission Expires: 10 3 1 2 0 2 0





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2019 02:04:36 PM
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