

This instrument was prepared by:  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209

**Send Tax Notice To:**  
**Eric Gomez & Jessica Sanchez**  
**1012 Pilgrim Lane**  
**Montevallo, AL 35115**

## WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$129,900.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Shelby Building Systems, LLC, an Alabama limited liability company, by Stan Bruce its Managing Member (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eric Gomez and Jessica Sanchez (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, 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 defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$126,606.00 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 27th day of February, 2012.

Shelby Building Systems, LLC

BY: *Ston Bruce*

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Stan Bruce, whose name as the Managing Member of Shelby Building Systems, 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 official hand and seal this the 27th day of February, 2012.

Notary Public  
Commission Expires: 10/31/2012



Shelby County, AL 03/13/2012  
State of Alabama  
Deed Tax:\$2.50

S11-3058

  
20120313000086430 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
03/13/2012 09:58:06 AM FILED/CERT

**EXHIBIT "A"**  
**Legal Description**

Lot 4, according to the Survey of Lexington Parc, Sector 1, as recorded in Map Book 38, page 81, in the Probate Office of Shelby County, Alabama.