



20121024000409040 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
10/24/2012 02:28:30 PM FILED/CERT

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

Send Tax Notice to:
William Cruz, Jr.
4138 South Shade Crest Road
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$240,000.00, 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 Geri E. Fried, surviving grantee as shown on that certain deed dated April 12, 2004 and filed in Instrument No. 20040421000206560, in the Probate Office of Shelby County, Alabama; Robert Abbott, other grantee, having died on November 16, 2006, an unmarried woman, whose mailing address is 3903 Big Sky Drive, Albuquerque, NM 87111 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Cruz and Narcisa Melendez Cruz and William Cruz, Jr., whose mailing address is 4138 South Shades Crest Road, Hoover, AL 35244 (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, the address of which is 4138 South Sades Crest Road, Hoover, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

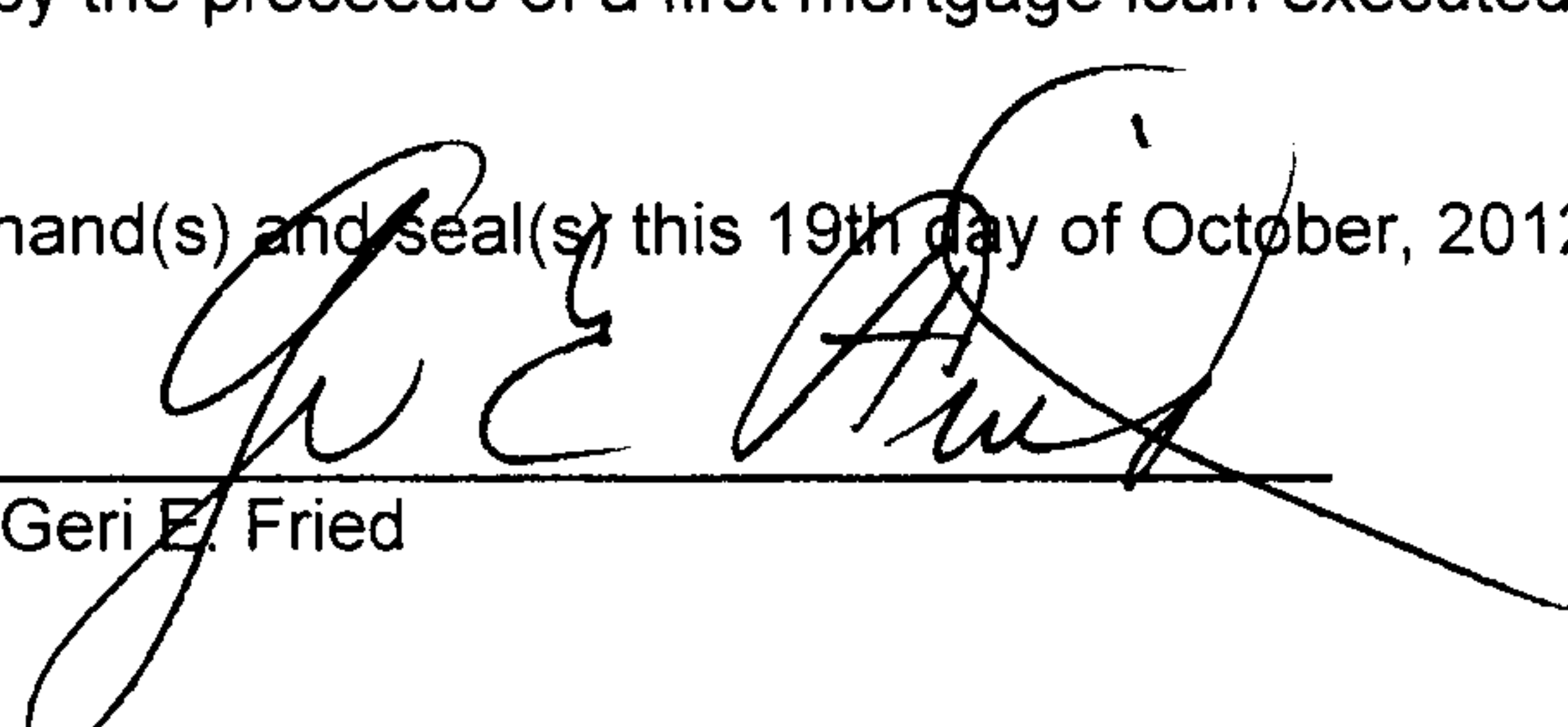
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$201,465.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

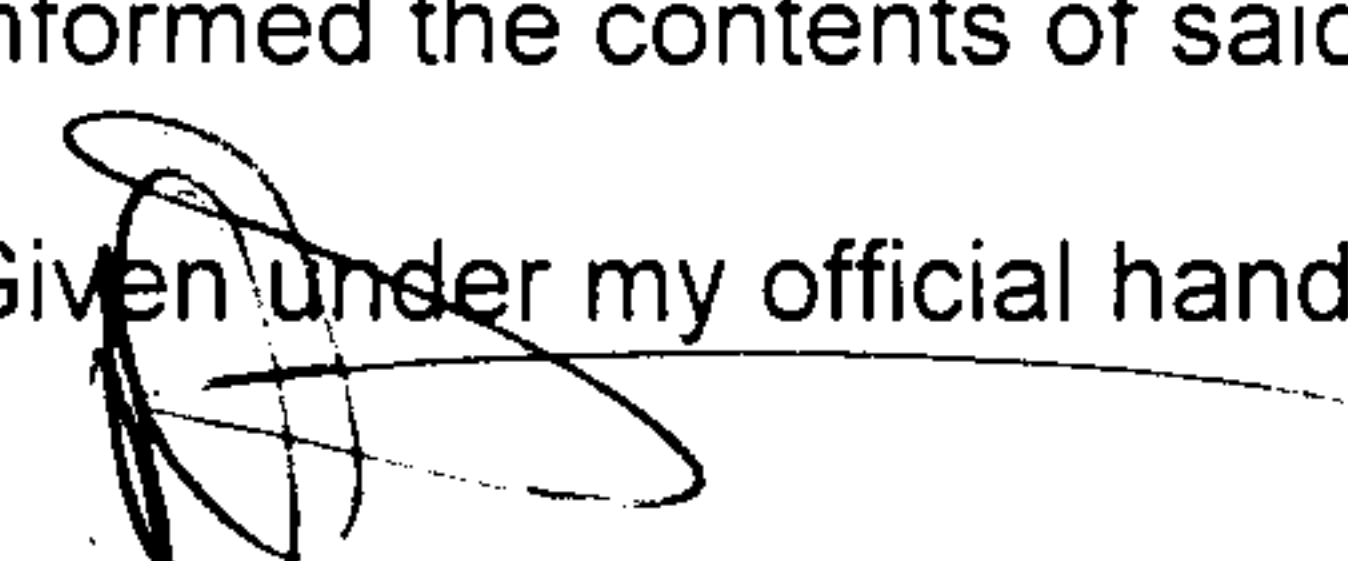
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 19th day of October, 2012.


Geri E. Fried

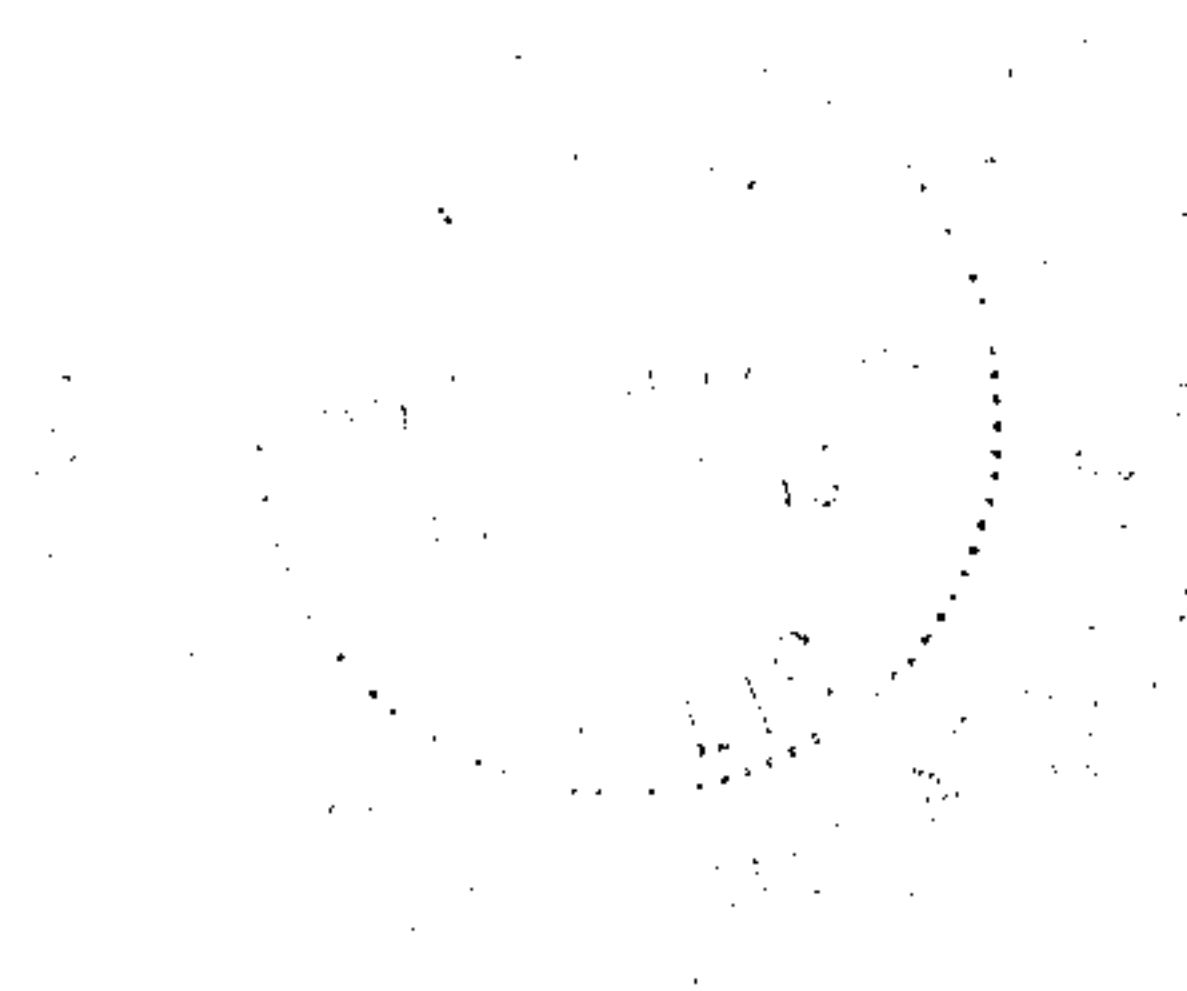
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Geri E. Fried, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 19th day of October, 2012.


Notary Public

Commission Expires: 3/8/13



S12-2892

Shelby County, AL 10/24/2012
State of Alabama
Deed Tax: \$39.00

EXHIBIT "A"
Legal Description

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the Northwest corner of said quarter-quarter section and run South along the West line of same 216.28 feet to the point of beginning of herein described tract; thence left 46 degrees 40 minutes 30 seconds and run Southeasterly 141.39 feet; thence right 90 degrees and run Southwesterly 104.0 feet; thence left 90 degrees and run Southeasterly 208.0 feet to a point on the Northwesterly right of way of South Shades Crest Road; thence right 90 degrees and run Southwesterly along said right of way 266.44 feet to a point on the West line of said quarter-quarter section; thence right 136 degrees 40 minutes 30 seconds and run North along said West line of quarter-quarter section 509.21 feet to the point of beginning.
Situating In Shelby County, Alabama.



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