

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 Tax Notice To:
Lorena Maritza Salgado Hernandez
1153 Dearing Downs Drive
Helena, AL 35080

Warranty Deed



20130304000088050 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/04/2013 11:33:28 AM FILED/CERT

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

That in consideration of \$160,000.00, 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 Carol Addington f/k/a Carol M. Wade, married woman THIS DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTOR OR HER SPOUSE, whose mailing address is 1100 Steeple Way, Louisville, KY 40245 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lorena Maritza Salgado Hernandez, whose mailing address is 1153 Dearing Downs Drive, Helena, AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1153 Dearing Downs Drive, Helena, AL 35080; 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 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; \$157,102.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Carol Addington f/k/a Carol M. Wade, married woman THIS DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTOR OR HER SPOUSE has/have hereunto set his/her/their hand(s) and seal(s), this 27th day of February, 2013.


Carol Addington f/k/a Carol M. Wade

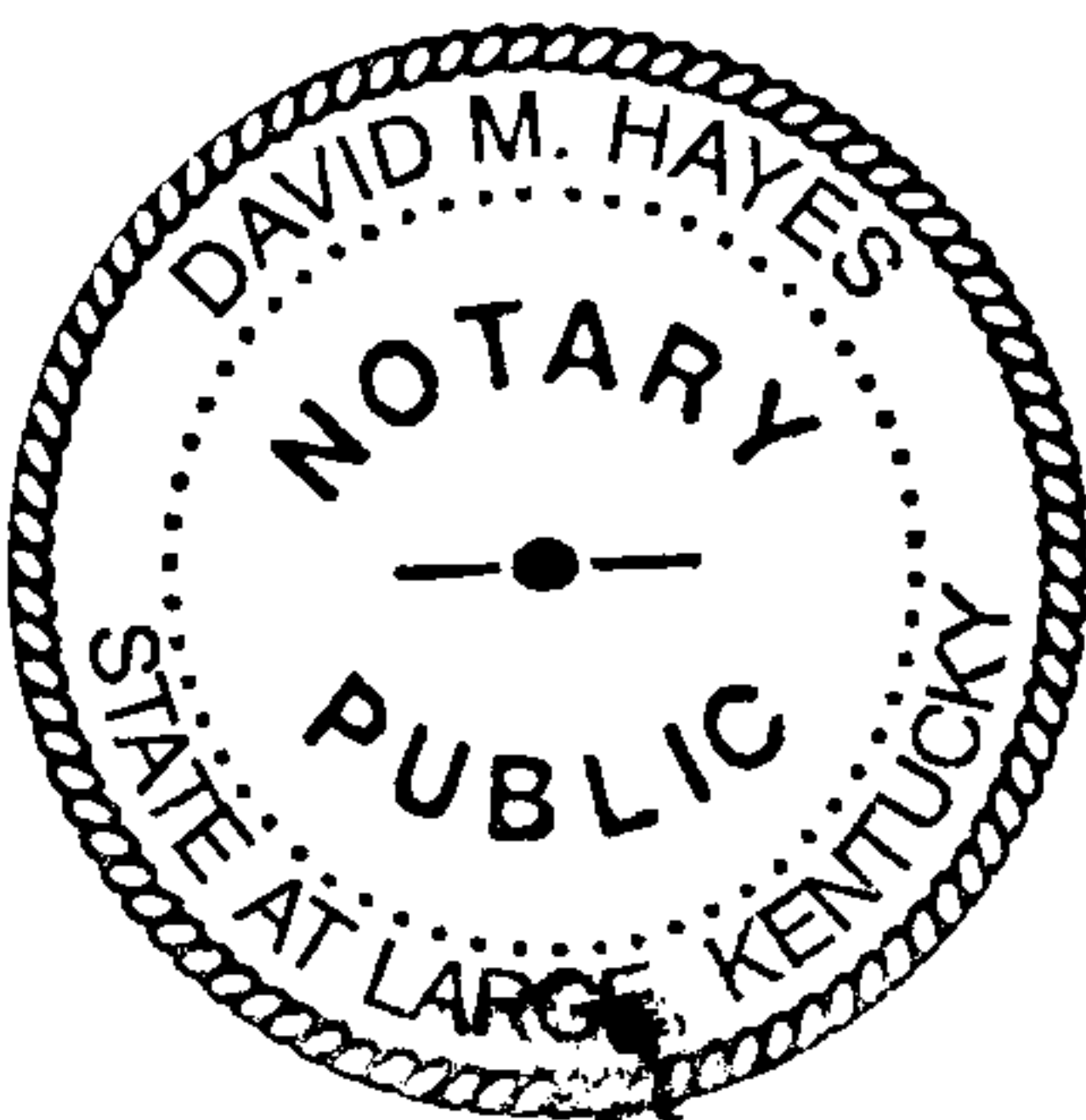
State of Kentucky
Jefferson County

I, David M. Hayes a notary for said County and in said State, hereby certify that Carol Addington f/k/a Carol M. Wade, 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 26th day of February, 2013.



Notary Public
Commission Expires: 4-17-13



Shelby County, AL 03/04/2013
State of Alabama
Deed Tax: \$3.00

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

