



20140304000059120 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/04/2014 02:06:05 PM FILED/CERT

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:

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\_\_\_\_\_  
\_\_\_\_\_

## Warranty Deed

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

That in consideration of \$90,000.00, 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 Helen L. Marseco and Ronald F. Marseco, Husband and Wife and Michael J. Marseco a Married person by Ronald F. Marseco, his Attorney-in-Fact, whose mailing address is 2300 Cedar Bay LN. The Villages FL 32162 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ramona Bryan, whose mailing address is 125 Danbury Ln Calera AL 35040 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 125 Danbury Lane, Calera, AL 35040; to-wit:

\*This does ~~not constitute the homestead property of the grantors or spouses~~  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

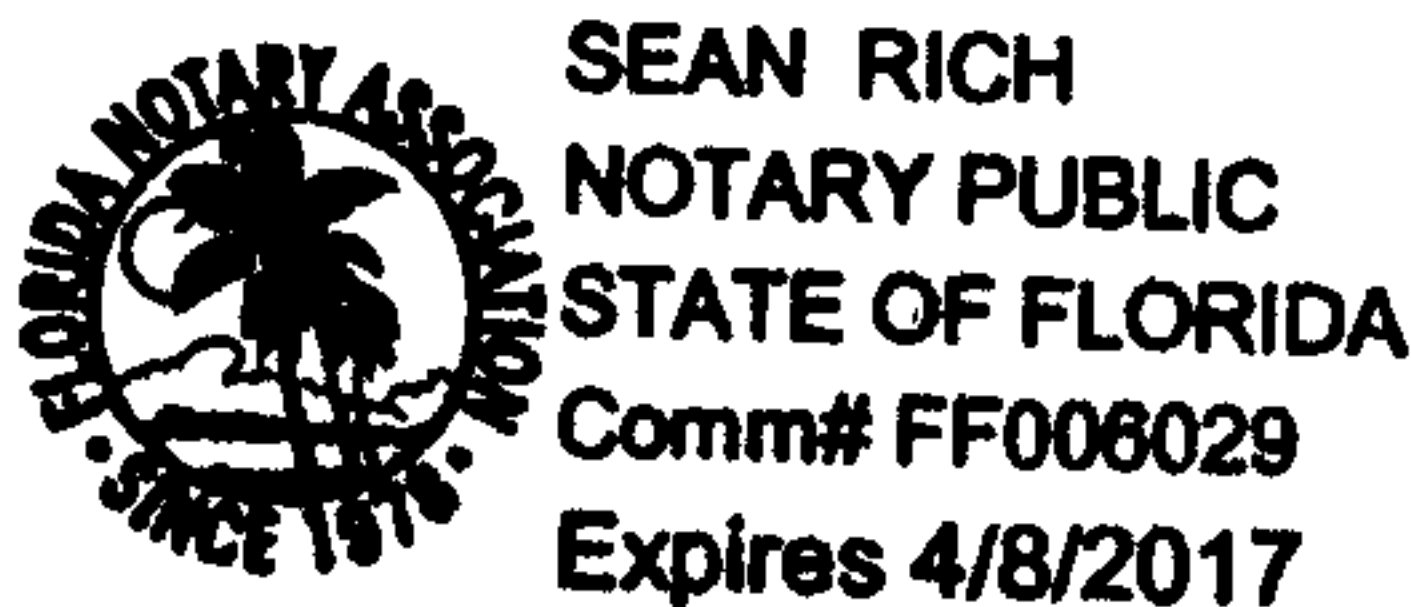
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$91,836.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Helen L. Marseco and Ronald F. Marseco, Husband and Wife and Michael J. Marseco a Married person by Ronald F. Marseco, his Attorney-in-Fact has/have hereunto set his/her/their hand(s) and seal(s), this 28th day of January, 2014.



Helen L. Marseco  
Helen L. Marseco

Ronald F. Marseco  
Ronald F. Marseco

by Michael J. Marseco his Attorney in fact  
Michael J. Marseco by Ronald F. Marseco  
his Attorney-in-Fact

State of FL  
LAKE County

I, Sean Rich, a notary for said County and in said State, hereby certify that Helen F. Marseco and Ronald F. Marseco individually and Ronald F. Marseco whose name as Attorney in Fact for Michael J. Marseco are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they individually and, in His capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28 day of January, 2014.

Notary Public My Commission Expires 4/8/2017

S13-3814

WITNESS

Print Name

WITNESS

Print Name



EXHIBIT "A"  
Legal Description

Lot 7, according to the Amended Map of Calera Commons Townhomes, as recorded in Map Book 38, Page 62, in the Probate Office of Shelby County, Alabama.

