

This instrument was prepared by:
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LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20140804000239810
08/04/2014 10:42:23 AM
DEEDS 1/2

Send Tax Notice To:

Mario Garduno Torrijas

200 Brook Forest Cir
Helena AL 35080

Warranty Deed

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

That in consideration of \$57,000.00, 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 Mary Eugenia Degroat a widowed person and Jean Degroat Creel a married person. This does not constitute the homestead property of Grantor, Jean Degroat Creel or her spouse, whose mailing address is 1328 14th St Pleasant Grove, AL 35127 -
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mario Garduno Torrijas, whose mailing address is 1328 14th St Pleasant Grove AL 35127 200 Brook Forest Cir
(herein referred to grantee, whether one or more), the following described real estate, situated in Shelby AL
County, Alabama, the address of which is 200 Brook Forest Circle, 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; \$ ① of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Mary Eugenia Degroat a widowed person and Jean Degroat Creel a married person. This does not constitute the homestead property of Grantor, Jean Degroat Creel or her spouse has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of July, 2014.

Mary Eugenia Degroat
Mary Eugenia Degroat

Jean Degroat Creel
Jean Degroat Creel

State of Alabama
Jefferson County

I, the Undersigned, a notary for said County and in said State, hereby certify that Mary Eugenia Degroat and Jean Degroat Creel, 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 official hand and seal this the 17th day of July, 2014.

[Signature]
Notary Public

Commission Expires: 10/31/2016



EXHIBIT "A"
Legal Description

Lot 28, according to the Survey of Brookline, as recorded in Map Book 9, Page 28 and resurveyed in Map Book 10, Page 93, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/04/2014 10:42:23 AM
\$74.00 CHERRY
20140804000239810

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.