

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:  
Adam W. Albertsen  
347 Ivy Hills Cir.  
Calera, AL 35010

Warranty Deed

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

That in consideration of \$141,000.00, 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 Nick Spina and wife, Raquel Spina f/k/a Raquel Oliveira, whose mailing address is 6010 Jackson Ave. Clanton, AL 35045 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Adam W. Albertsen, whose mailing address is 347 Ivy Hills Circle 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 347 Ivy Hills Circle, Calera, AL 35040; 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: \$41,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Nick Spina and wife, Raquel Spina f/k/a Raquel Oliveira has/have hereunto set his/her/their hand(s) and seal(s) , this 6th day of August, 2014.

Nick Spina  
Nick Spina  
Raquel Spina f/k/a Raquel Oliveira  
Raquel Spina f/k/a Raquel Oliveira

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Nick Spina and Raquel Spina, f/k/a Raquel Oliveira 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.

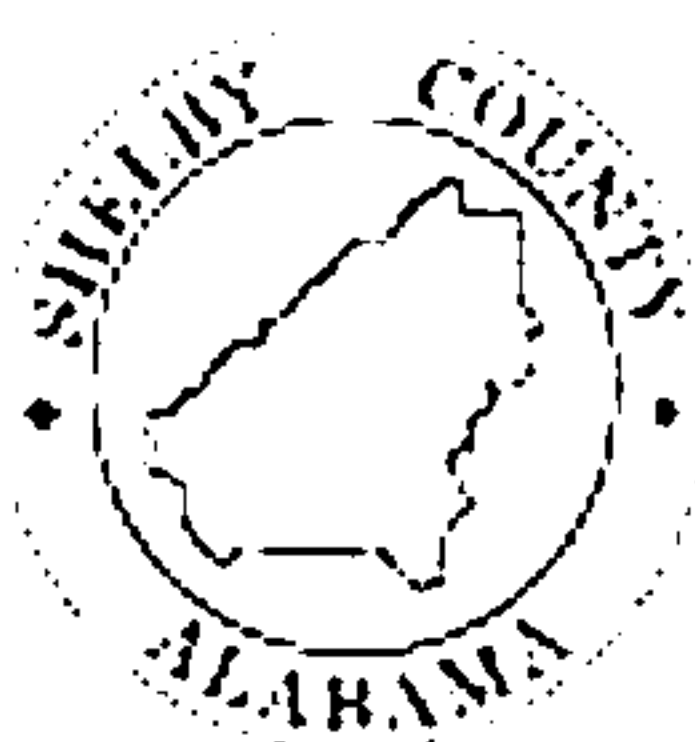
Given under my official hand and seal this the 6th day of August, 2014.

[Signature]  
Notary Public  
Commission Expires 3/5/17



EXHIBIT "A"  
Legal Description

Lot 36, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A, and Document #20051027000561200, in the Office of the Judge of Probate Of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/18/2014 09:33:56 AM  
\$117.00 KELLY  
20140818000257050

S14-2038

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.