

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

20140902000273450
09/02/2014 09:05:40 AM

DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

Send Tax Notice To:

Luis Hernandez

Laura A. Lopez

1410 Timber Cir.

Helena AL 35080

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$139,000.00, 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 Brian P. Angelini, a married man, This does not constitute the Homestead property of Grantor or his spouse, whose mailing address is 4097 OLD CANABA PKWY, HELENA AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Luis Hernandez and Laura A. Lopez, whose mailing address is 1410 Timber Circle, Helena AL 35080 (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 1410 Timber 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, 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: \$85,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 21st day of August, 2014.

Brian P. Angelini
Brian P. Angelini

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brian P. Angelini, 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of August, 2014.

[Signature]
Notary Public
Commission Expires: 10/31/2016

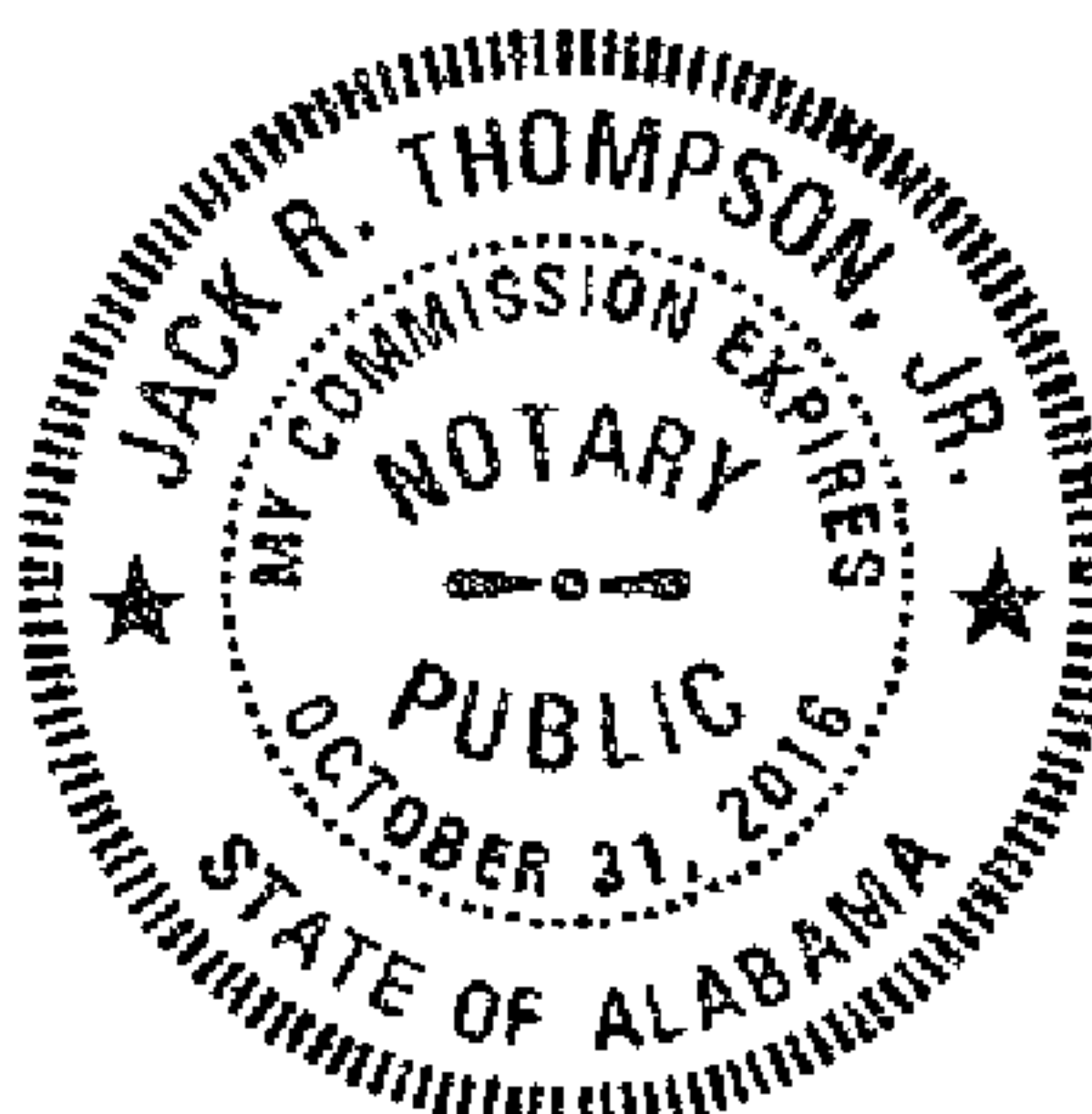


EXHIBIT "A"
Legal Description

Lot 30, according to the Amended Map of Timber Park, as recorded in Map Book 13 Page 115 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
09/02/2014 09:05:40 AM
\$71.00 CHERRY
20140902000273450

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