

This instrument was prepared by:

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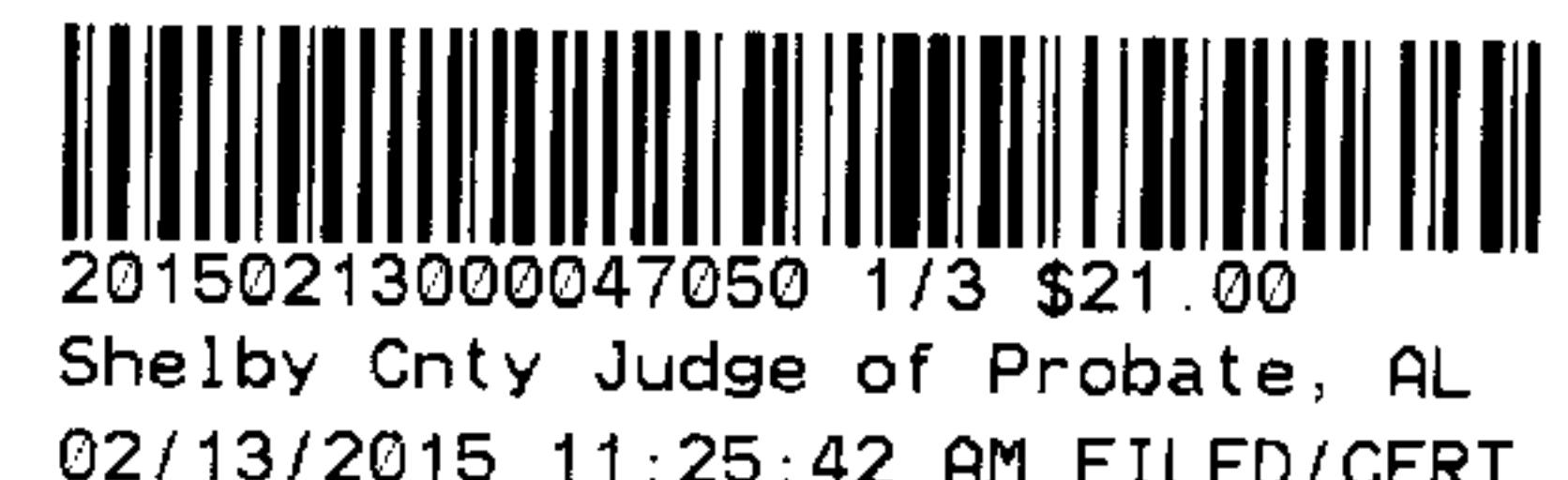
Send Tax Notices to:

Michael J. Clark
Karissa K. Rinas
115 Lake Davidson Lane
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Six Thousand and No/100 (\$186,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Samie J. Pellegrine, Sr., an unmarried man and Donald Morandini, an unmarried man** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Michael J. Clark and Karissa K. Rinas** (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 8, according to the Survey of Old Town Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2015.
2. Easements, restrictions, reservations and conditions of record.

\$180,420.00 of the purchase price recited above was paid from the proceeds of a first purchase money mortgage loan closed simultaneously herewith.

\$5,580.00 of the purchase price recited above was paid from the proceeds of a second purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the

entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 6th day of February, 2015.


(SEAL)
Samie J. Pellegrine, Sr.

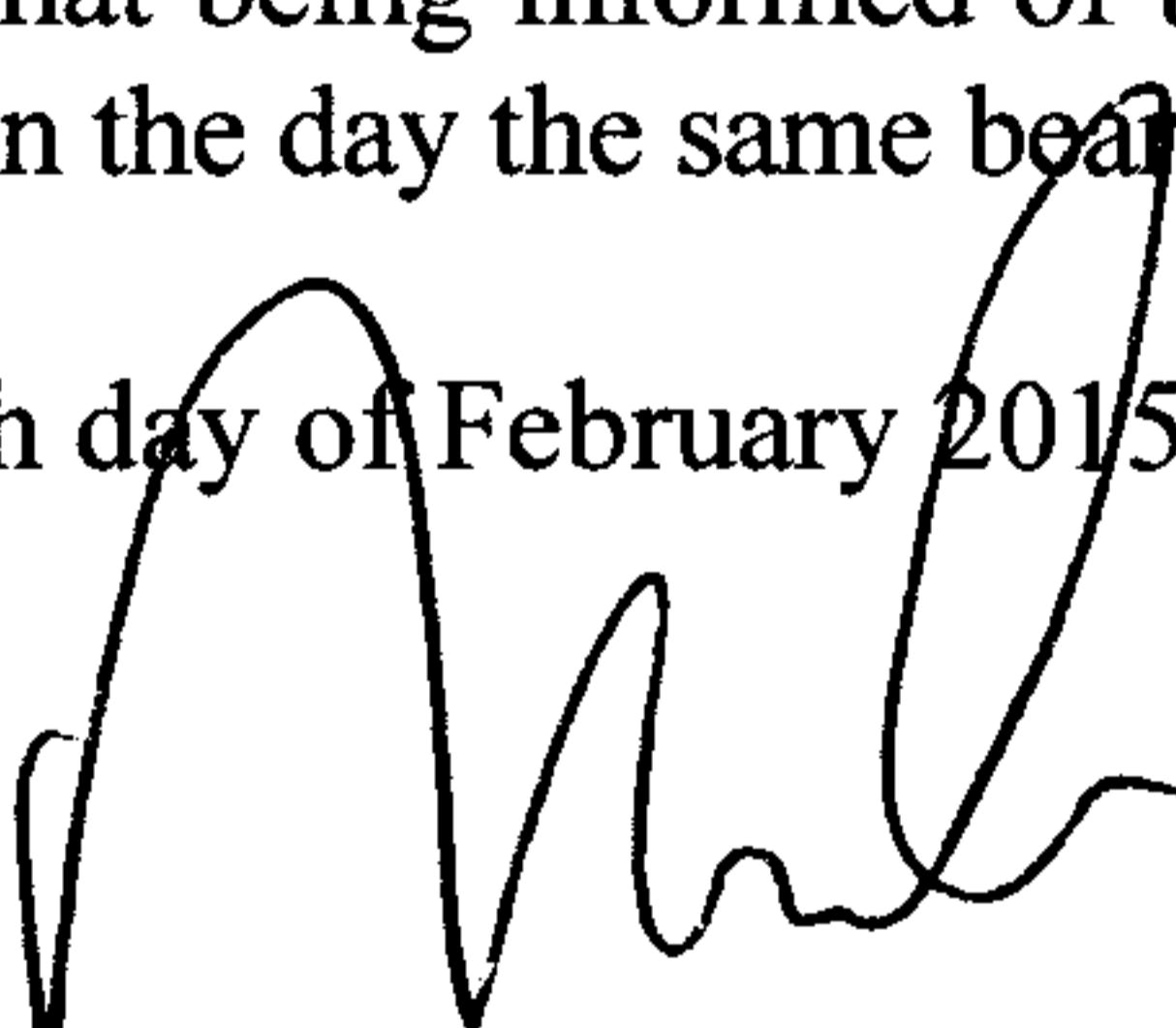

(SEAL)
Donald Morandini

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Samie J. Pellegrine, Sr., an unmarried man and Donald Morandini, an unmarried man**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February 2015.


Notary Public
Mark E. Gualano
My commission expires: 7/28/17

2015021300047050 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/13/2015 11:25:42 AM FILED/CERT

