

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:
Jacob A. Edwards
1248 Kensington Blvd,
Calera, AL 35040

Warranty Deed

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

That in consideration of \$124,900.00, 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 Jason J. Deluca and wife April Hare Deluca formerly known as April L. Hare, whose mailing address is 2612 Ornamental Lane Hoover, AL 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jacob A. Edwards, whose mailing address is - 1248 Kensington Blvd. 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 1248 Kensington Boulevard, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

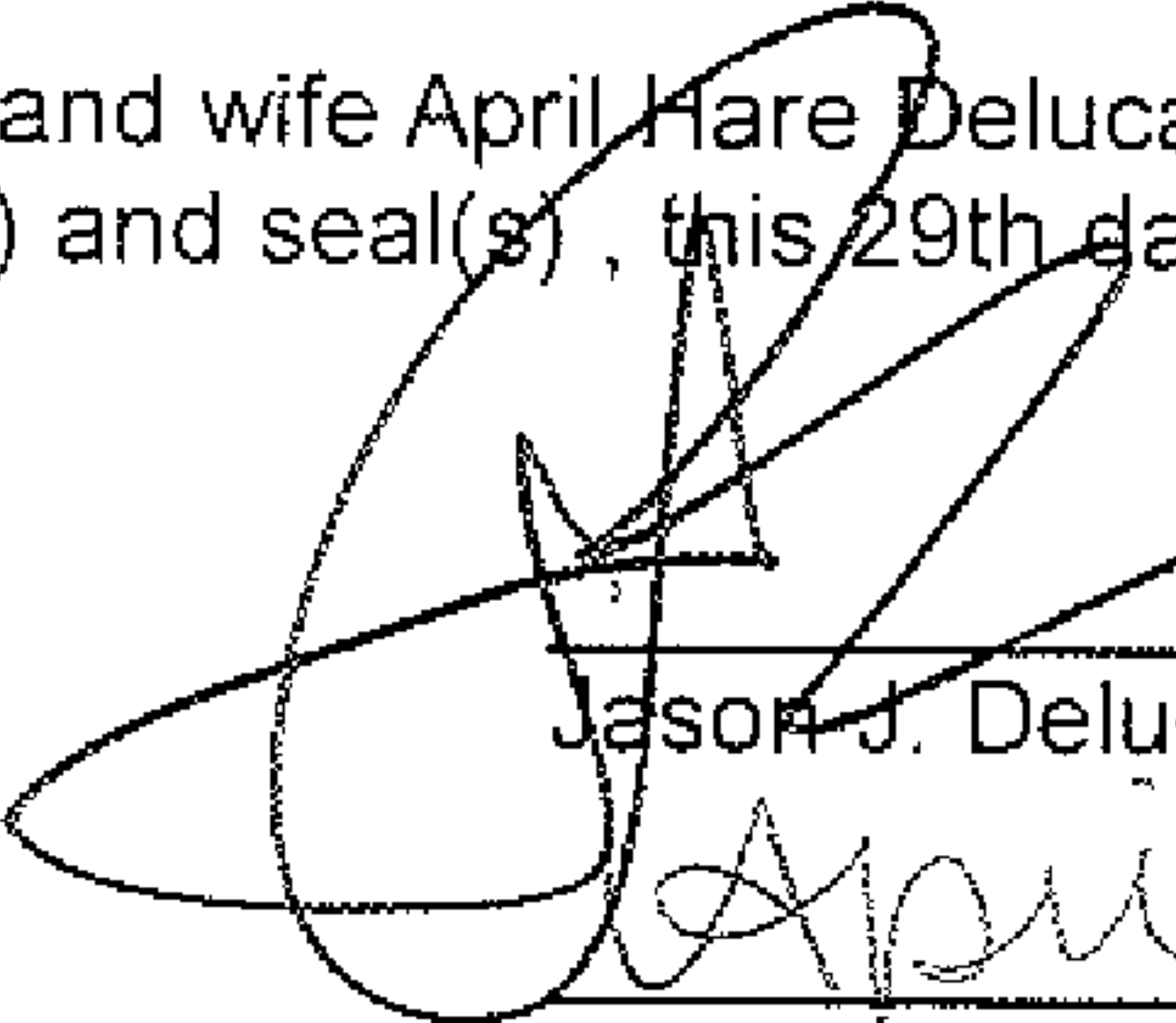
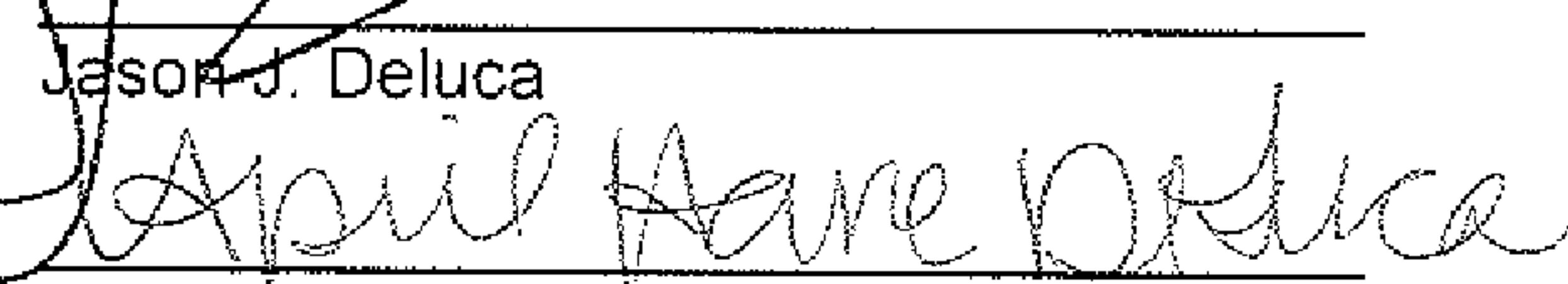
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$122,637.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jason J. Deluca and wife April Hare Deluca formerly known as April L. Hare has/have hereunto set his/her/their hand(s) and seal(s), this 29th day of April, 2015.


Jason J. Deluca

April Hare Deluca f/k/a April L. Harre

State of Alabama
jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jason J. Deluca and April Hare Deluca formerly known as April L. Hare, 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 29th day of April, 2015.

Notary Public
Commission Expires: 3/5/17

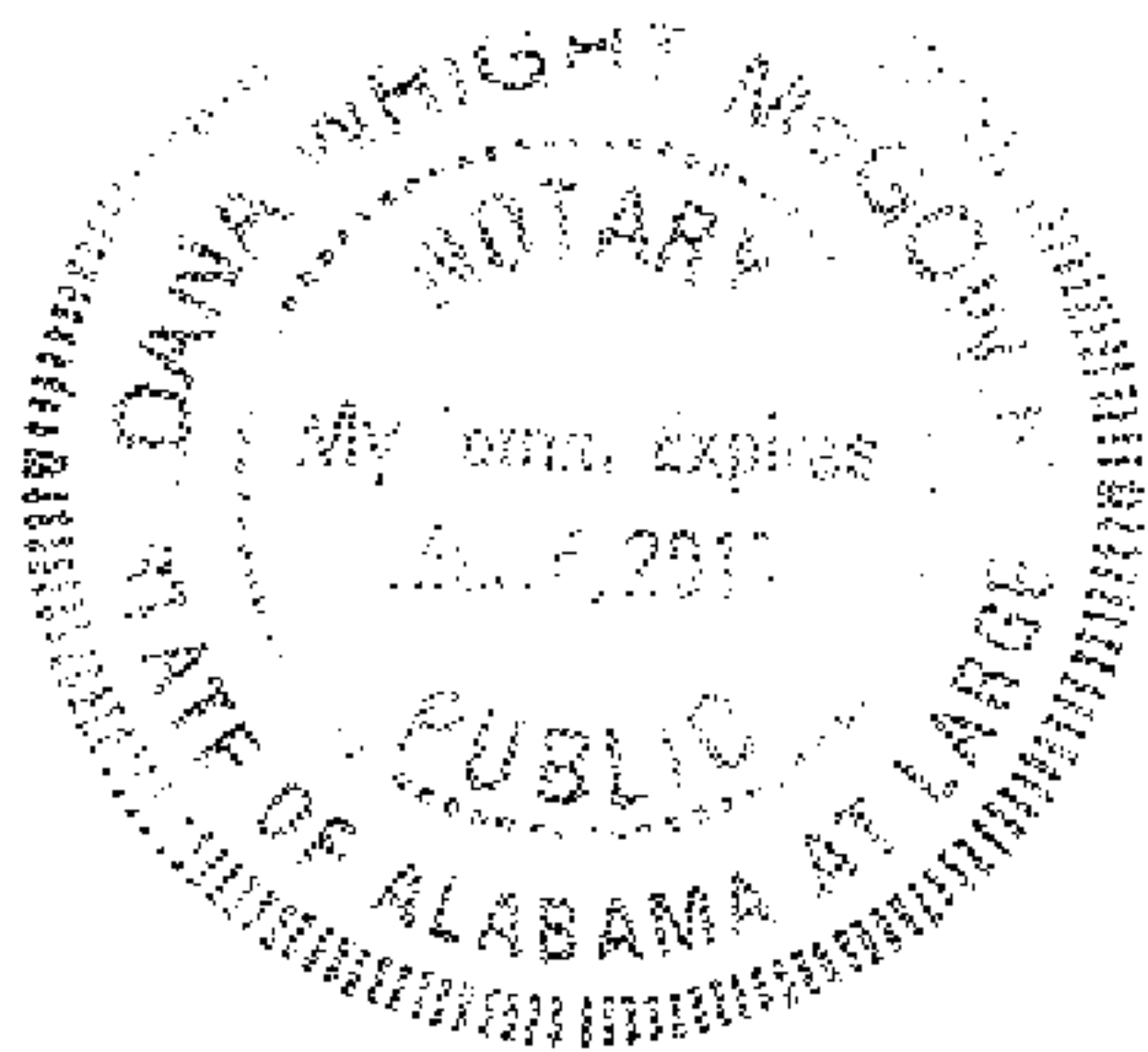
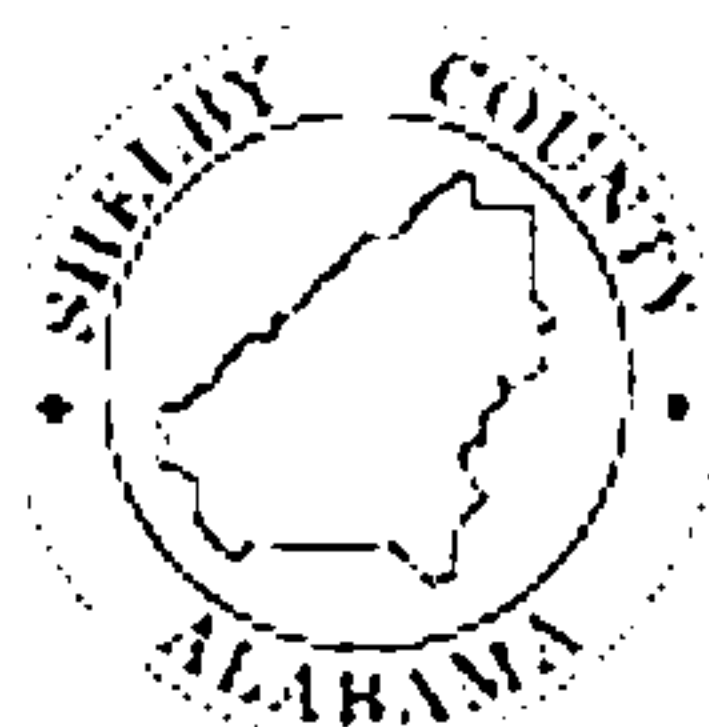


EXHIBIT "A"
Legal Description

Lot 41, according to the Survey of Kensington Place Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama. Together with the right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument No. 20061227000626720, in said Probate Office.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2015 08:49:49 AM
\$19.50 DEBBIE
20150501000142510

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