

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:
Jim Carbuccia & Lydia Carbuccia
171 Red Bay Drive
Alabaster, AL 35007

20150708000229120

07/08/2015 08:02:22 AM

DEEDS 1/2

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

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

That in consideration of \$32,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Patriot Homes, LLC, a Limited Liability Company, whose mailing address is 3850 ROGERDALE SUITE 150 HOUSTON, TX 77072 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jim Carbuccia and Lydia Carbuccia, whose mailing address is 171 Red Bay Drive, Alabaster, AL 35007 (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 171 Red Bay Drive, Alabaster, AL 35007; 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 the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Note; \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its , , who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July, 2015.

Patriot Homes, LLC

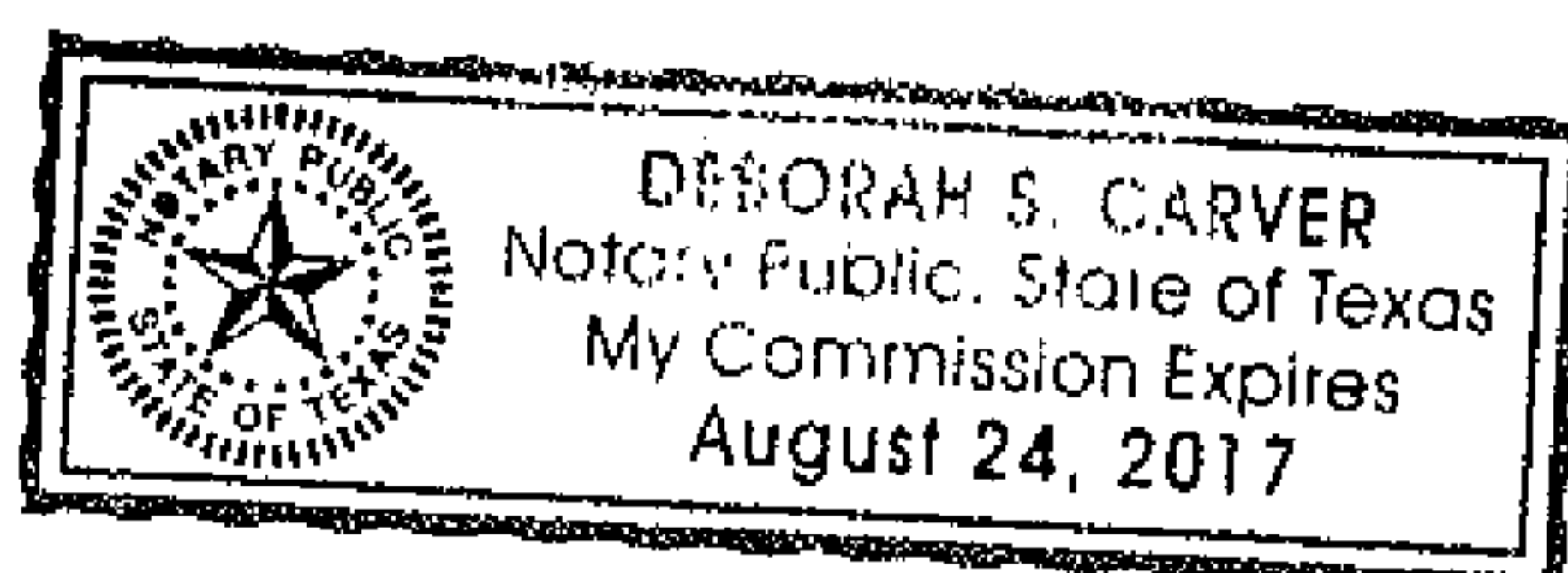
BY: [Signature] (Sign)
EDGAR J. COLEMAN (Print)
Its: MEMBER (Title)

State of TEXAS
HARRIS County

I, The Undersigned, a notary for said County and in said State, hereby certify that EDGAR J. COLEMAN, whose name as the MEMBER of Patriot Homes, LLC, a Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 2nd day of July, 2015.

[Signature]
Notary Public
Commission Expires: 08-24-17



S15-1911HUD

20150708000229120 07/08/2015 08:02:22 AM DEEDS 2/2

EXHIBIT "A"
Legal Description

Lot 42, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, Page 35-A and 35-B, 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
07/08/2015 08:02:22 AM
\$49.00 CHERRY
20150708000229120

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.

S15-1911HUD