

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:  
Brittany + Michael Aldridge  
248 Stonecreek Way  
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOWALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$147,000.00, 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 Richard C. MacDonald and Thanh MacDonald, Husband and Wife, whose mailing address is 1937 Skyhill place Escandido CA 92026 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brittany W. Aldridge and Michael R. Aldridge whose mailing address is 248 Stonecreek Way 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 248 Stonecreek Way, 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: \$ 144,337.00 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 15 day of July, 2015.

X Richard C. MacDonald  
Richard C. MacDonald

Deed Effective 7/17/2015

X Thanh MacDonald  
Thanh MacDonald

State of \_\_\_\_\_  
County \_\_\_\_\_

SEE ATTACHED CERTIFICATE FOR OFFICIAL ACKNOWLEDGMENT F. Alvarez

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard C. MacDonald and Thanh MacDonald, 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 \_\_\_\_\_ day of July, 2015.

X \_\_\_\_\_  
Notary Public  
Commission Expires:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On JULY 15, 2015 before me, PATTY MARQUEZ, Notary Public.  
Date Here Insert Name and Title of the Officer

personally appeared RICHARD C. MACDONALD AND THANH MACDONALD.  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED Document Date: \_\_\_\_\_  
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

EXHIBIT "A"  
Legal Description

Lot 1538, according to the Survey of Old Cahaba IV 2nd Addition, Phase Four, as recorded in Map Book 33, at Page 131, in the Judge of Probate Office of Shelby County, Alabama.

**20150721000247940 07/21/2015 02:47:04 PM DEEDS 3/3**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/21/2015 02:47:04 PM  
\$23.00 CHERRY  
20150721000247940

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".