

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

20151026000371370
10/26/2015 09:22:27 AM
DEEDS 1/2

Send Tax Notice To:
Vito & Melissa Graffeo
253 Park Place Way
Alabaster, AL 35007

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 \$141,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Real Estate Ready LLC, a Limited Liability Company, whose mailing address is 2201 Royal Crest Circle Birmingham, AL 35216 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Vito Joe Graffeo, Jr and Melissa H. Graffeo, whose mailing address is 253 Park Place Way Alabaster, AL 35007 (herein referred to as GRANTEES) 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 253 Park Place Way, Alabaster, AL 35007-5175; 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 GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Note: \$138,446.00 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 22nd day of October, 2015.

Real Estate Ready LLC
BY: Wayne Welch
Wayne Welch, Sole Member

State of Alabama
Jefferson County

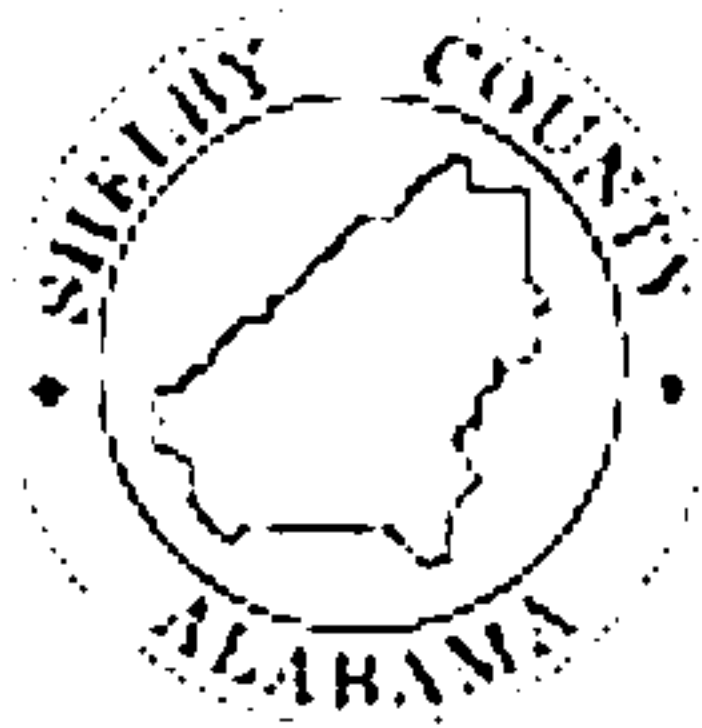
I, The Undersigned, a notary for said County and in said State, hereby certify that Wayne Welch , whose name as the Sole Member of Real Estate Ready LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such member 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 22nd day of October, 2015.
Dana Wright McGowin
Notary Public



EXHIBIT "A"
Legal Description

Lot 17, according to the Survey of Park Place, Second Addition, as recorded in Map Book 17, Page 16, 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
10/26/2015 09:22:27 AM
\$20.00 CHERRY
20151026000371370

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