

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

20151028000376090

10/28/2015 11:45:08 AM

DEEDS 1/2

Send Tax Notice To:

Kenneth D. Todd  
530 North Lake Cove  
Hoover, AL 35242

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

)

That in consideration of \$87,000.00, 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 Juan A. Lerdo De Tejada and Melissa F. Lerdo De Tejada, husband and wife, whose mailing address is

1288 Highland Lakes Trail Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenneth D. Todd and Jessica L. Todd, whose mailing address is

530 North Lake Cove Hoover, AL 35242 (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 530 North Lake Cove, Hoover, AL 35242; 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$416,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

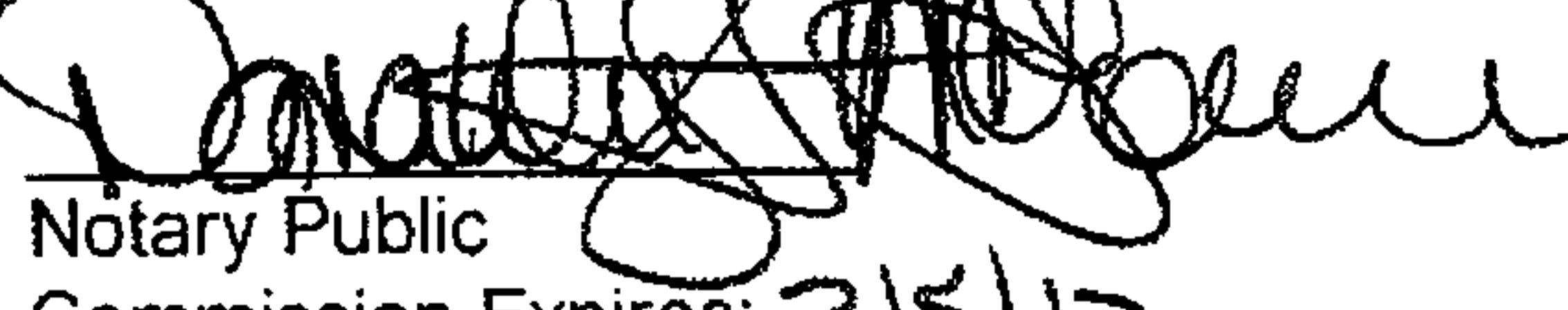
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 26th day of October, 2015.

Juan Lerdo de Tejada  
Juan A. Lerdo De Tejada  
Melissa Lerdo de Tejada  
Melissa F. Lerdo De Tejada

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Juan A. Lerdo De Tejada and Melissa F. Lerdo De Tejada, 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 26th day of October, 2015.

  
Notary Public  
Commission Expires: 3/5/17



20151028000376090 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/28/2015 11:45:08 AM FILED/CERT

S15-2960HUD

20151028000376090 10/28/2015 11:45:08 AM DEEDS 2/2

EXHIBIT "A"  
Legal Description

Lot 24-A, according to the Survey of Lot 24-A First Amended Plat of Final Plat Subdivision North Lake at Greystone, Phase 2, as recorded in Map Book 23, Page 58, in the Probate Office of Shelby County, Alabama.



Filed and Recorded

Official Public Records

Barcode  
20151028000376090 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/28/2015 11:45:08 AM FILED/CERT

dge,

A handwritten signature of the Judge of Probate.

S15-2960HUD