

This instrument was prepared by:  
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LLC  
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Birmingham, AL 35243  
Phone (205) 443-9027

20160204000036730  
02/04/2016 12:06:51 PM  
DEEDS 1/2

Send Tax Notice To:

101 Park Place Way  
Alabaster, AL 35007

### Warranty Deed

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

That in consideration of \$123,000.00, 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 Venice Brooks, a Single person, whose mailing address is 165 Waterstone Way, Calera AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Molly Jean Hernandez, whose mailing address is 101 Park Place Way, Alabaster AL 35007 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 101 Park Place Way, 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 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: \$120,772.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Venice Brooks, a Single person has/have hereunto set his/her/their hand(s) and seal(s) , this 2nd day of February, 2016.

Venice Brooks  
Venice Brooks

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Venice Brooks, 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 2nd day of February, 2016.

Notary Public  
Commission Expires: 10/21/2014

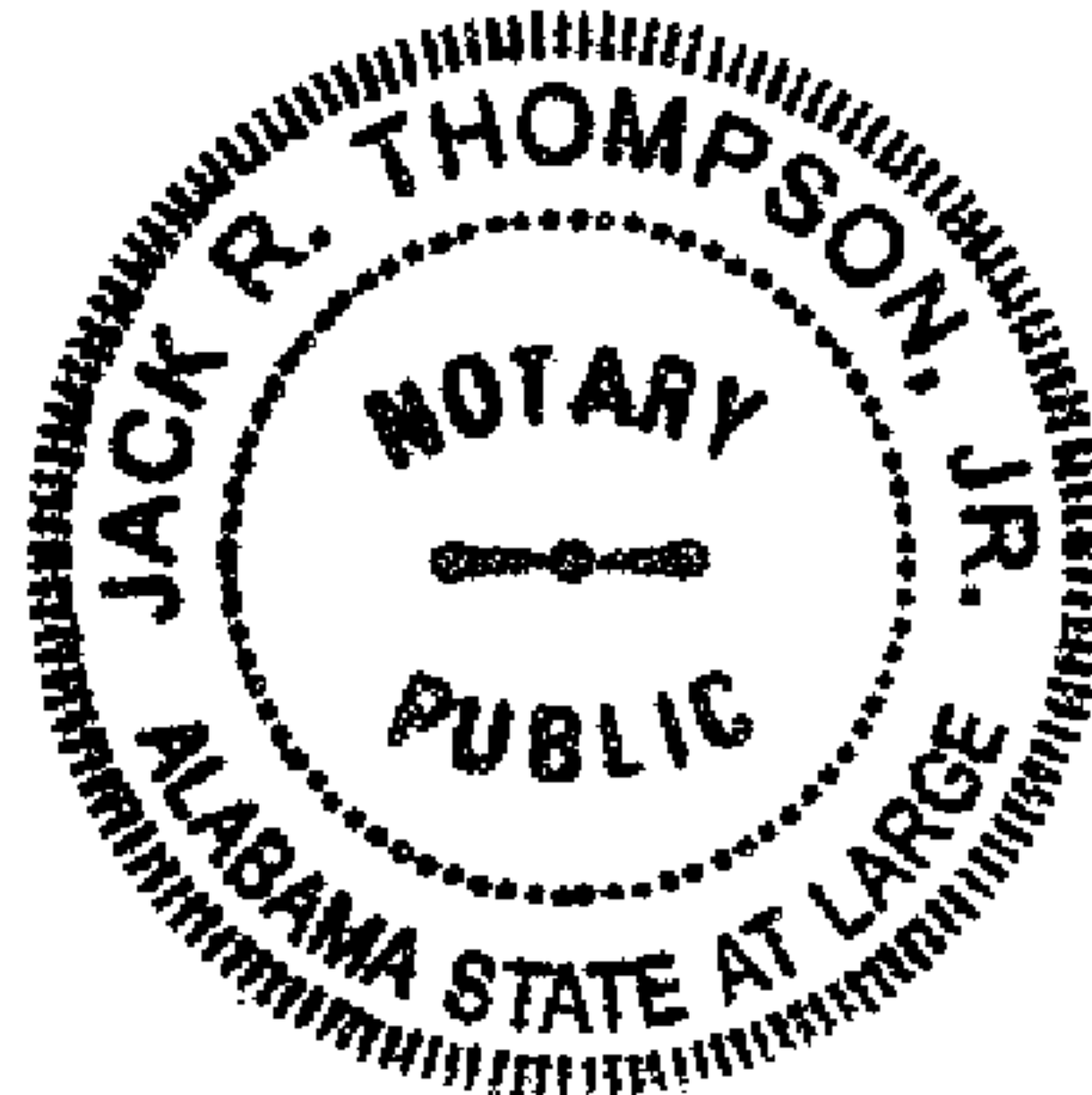


EXHIBIT "A"  
Legal Description

Lot 27, according to the Survey of Park Place First Addition, Phase I, as recorded in Map Book 15, Page 110, 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  
02/04/2016 12:06:51 PM  
\$19.50 CHERRY  
20160204000036730

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