

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:
Ashley Brown
175 Enclave Avenue
- Calera, AL 35040

Warranty Deed

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

That in consideration of \$109,900.00, 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 Luis Torres a single person, whose mailing address is 3958 Shade Tree Lane Bessemer Alabama 35022 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ashley E. Brown, whose mailing address is 175 Enclave Avenue, Calera, AL 35040 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 175 Enclave Avenue, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

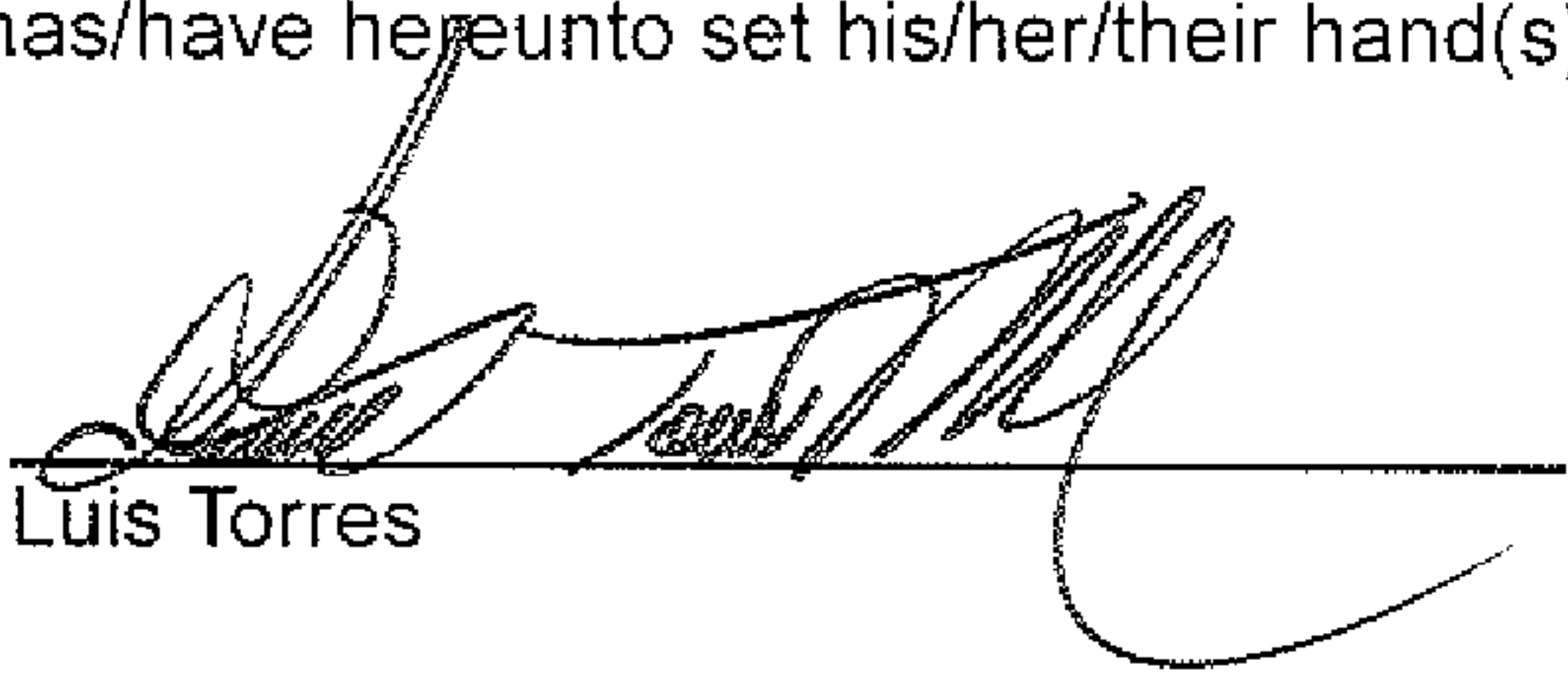
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$107,908.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

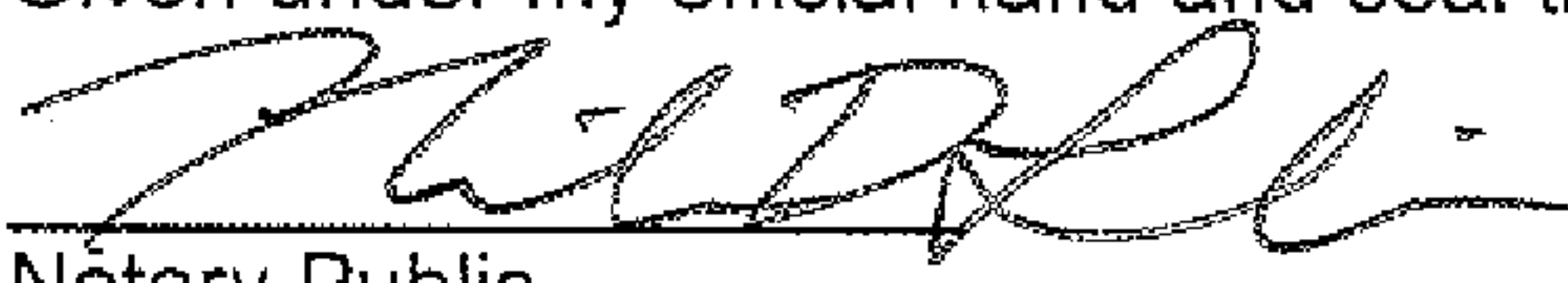
IN WITNESS WHEREOF, Luis Torres a single person has/have hereunto set his/her/their hand(s) and seal(s) , this 22nd day of March, 2016.


Luis Torres

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Luis Torres, 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, He executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 22nd day of March, 2016.


Notary Public
Commission Expires: 12-29-19

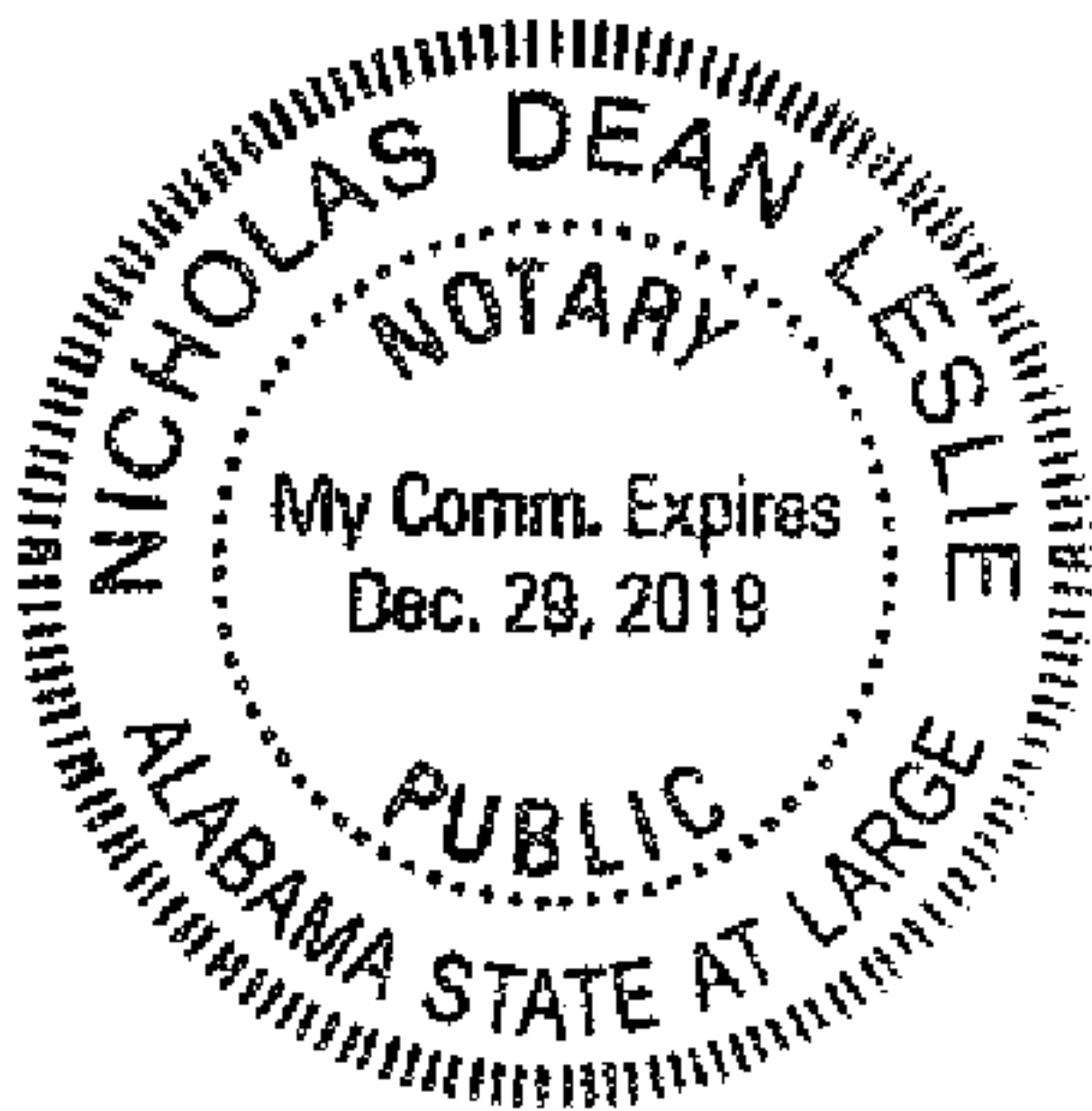
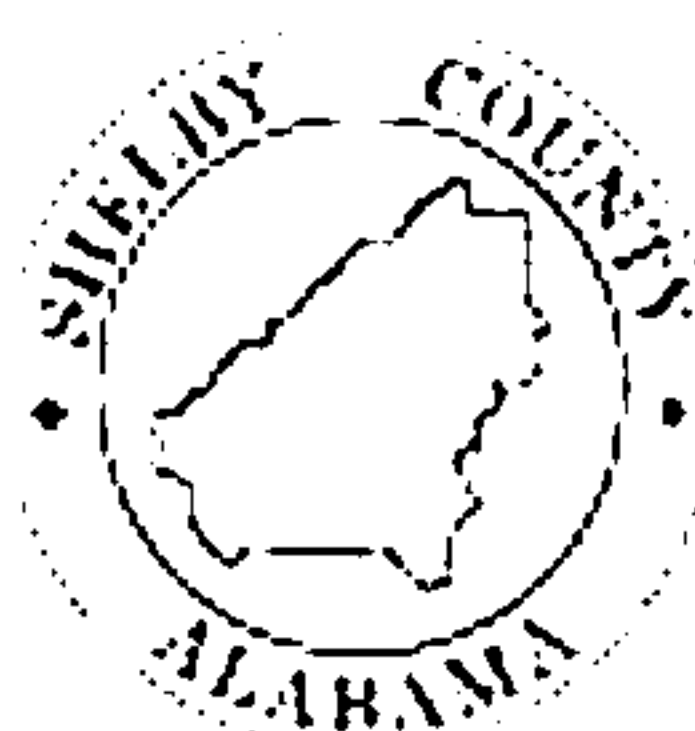


EXHIBIT "A"
Legal Description

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East, St. Stephens Meridian, Shelby county, Alabama, said parcel also known as Lot 23, according to The Enclave Phase I, as recorded in Map Book 38, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/24/2016 02:29:16 PM
\$19.00 JESSICA
20160324000095030

S16-0299CDF

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