

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:
Markus Lappalainen & Riitta Lappalainen
2752 Berkeley Drive
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

20160503000147490

05/03/2016 02:26:03 PM

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

DEEDS 1/2

That in consideration of \$535,000.00, 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 Enrique Diaz Guzman Zavala and Eldaa Del Bosque Guajardo, husband and wife, whose mailing address is 516 Navy Cove Blvd, Gulf Breeze, FL 32561 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Markus Lappalainen and Riitta Lappalainen, whose mailing address is 2752 Berkeley Drive, Birmingham, 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 2752 Berkeley Drive, Birmingham, 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 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; \$ D. 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 29th day of April, 2016.


Enrique Diaz Guzman Zavala


Eldaa Del Bosque Guajardo

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Enrique Diaz Guzman Zavala and Eldaa Del Bosque Guajardo, whose names are 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 29th day of April, 2016.


Notary Public
Commission Expires 3/5/17



S16-0916CDF

EXHIBIT "A"
Legal Description

Lot 14 and 14A, Block 9, according to the Plat of First Addition to Woodford, a Subdivision of Inverness, as recorded in Map Book 10, Page 86, 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
05/03/2016 02:26:03 PM
\$552.00 CHERRY
20160503000147490

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