

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

20160608000196960  
06/08/2016 09:01:44 AM  
DEEDS 1/2

Send Tax Notice To:  
Joseph + Kristin Schifanella  
112 Victory Trail  
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO  
SURVIVOR

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

That in consideration of \$220,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Trademark Engineering Services, Inc., a Corporation, whose mailing address is 4618 Burning Tree Lane, Pelham, AL 35124 (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 Joseph Schifanella and Kristin Schifanella, whose mailing address is 112 Victory Trail, Pelham, AL 35124 (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 112 Victory Trail, Pelham, AL 35124; 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; \$209,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its President, , who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of June, 2016.

Trademark Engineering Services, Inc.

BY:

Joseph Mark Burnett  
Joseph Mark Burnett  
its President

By:

Donald W. Wheeler  
Donald W. Wheeler  
its Treasurer

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Joseph Mark Burnett and Donald W. Wheeler, whose names as President & Treasurer of Trademark Engineering Services, Inc., a Corporation, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

S16-1219CDF

Notary Public

my Commission Expires: 3/5/17



EXHIBIT "A"  
Legal Description

Lot 7, according to the Survey of Panther Ridge, as recorded in Map Book 31, Page 188, 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  
06/08/2016 09:01:44 AM  
\$28.00 CHERRY  
20160608000196960

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.