

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:
Scott Landers
6325 Pinnacle Circle
Mount Olive, AL 35117

20160705000231280
07/05/2016 09:11:13 AM
DEEDS 1/2

Corporation Form Warranty Deed

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

That in consideration of \$79,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Neal DePiano, LLC, a Limited Liability Company, whose mailing address is 3116 Bradford Place, Birmingham, AL 35242 (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Scott Landers, whose mailing address is 6325 Pinnacle Circle, Mount Olive, AL 35117 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Lot 4 Cottages at Altadena Woods, Hoover, AL 35242; to-wit:

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


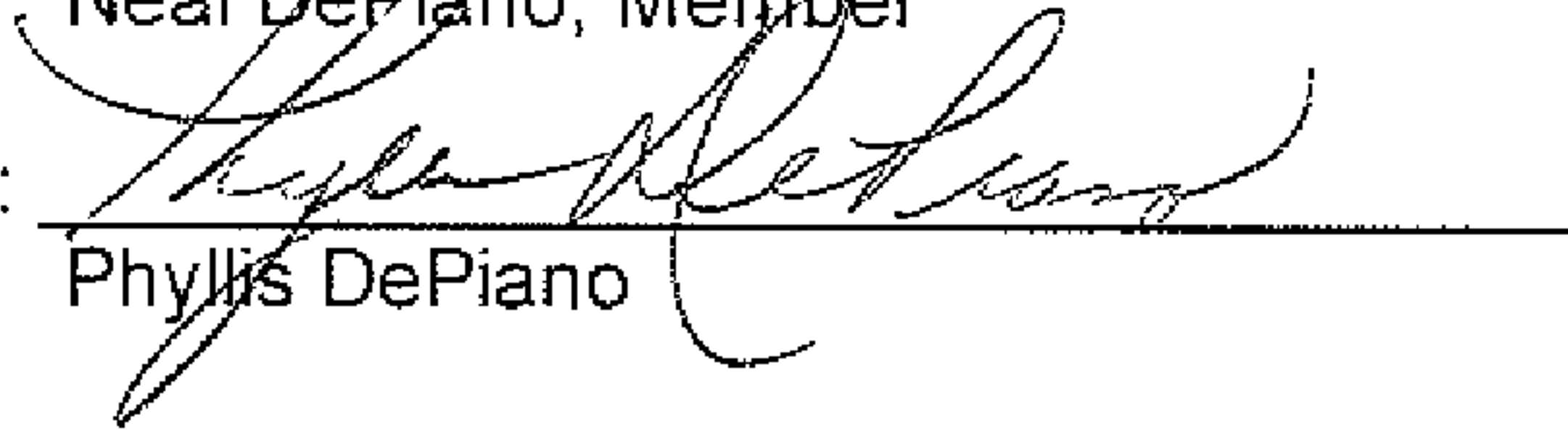
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons

Note: \$59,925.00 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 Member, Neal DePiano, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of June, 2016.

Neal DePiano, LLC
By: 
Neal DePiano, Member
By: 
Phyllis DePiano

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Neal DePiano, whose name as the Member of Neal DePiano, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 30th day of June, 2016.


Notary Public
Commission Expires: 10/31/2016

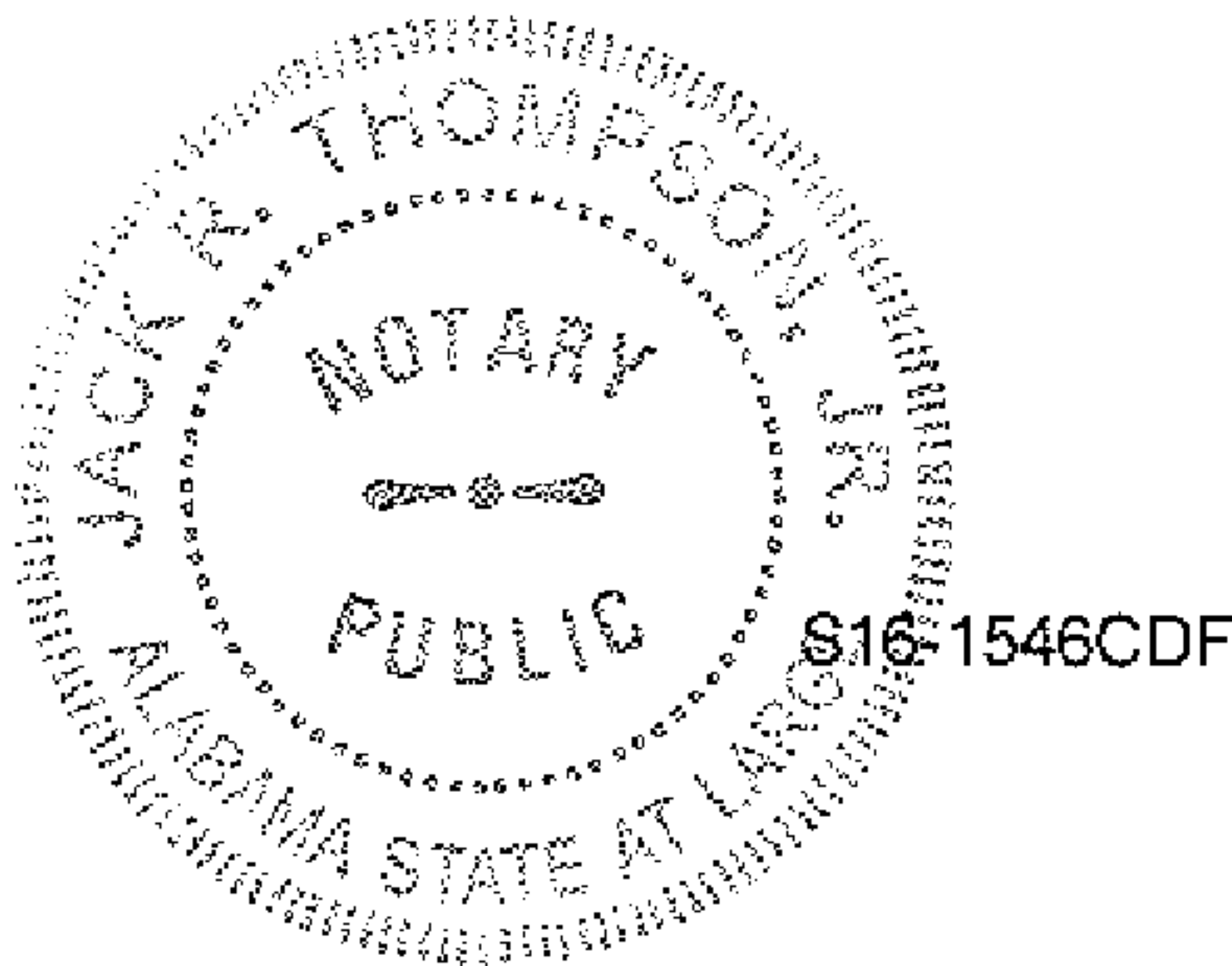
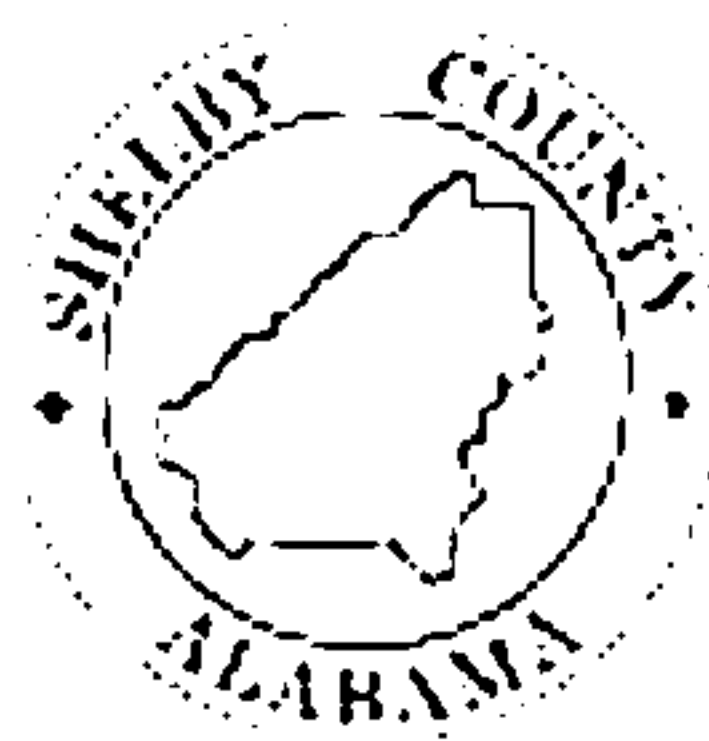


EXHIBIT "A"
Legal Description

Lot 4, according to the Map and Survey of The Cottages at Altadena Woods, as recorded in Map Book 44, page 10, 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
07/05/2016 09:11:13 AM
\$98.00 CHERRY
20160705000231280

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