

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:
Chris Fiorillo
308 Park Village Drive
Alabaster, AL 35007

20160706000233220

07/06/2016 09:09:39 AM

DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOWALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$139,902.00, 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 Anthony Oliva, a single person, whose mailing address is 2633 W. Caley Ave Littleton CO 80123 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher Dale Fiorillo whose mailing address is 308 Park Village Drive, 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 308 Park Village Drive, 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: \$143,259.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Anthony Oliva has/have hereunto set his/her/their hand(s) and seal(s), this 28 day of June, 2016.

Deed Effective 7/1/2016

X [Signature]
Anthony Oliva

State of CO
Jefferson County

I, Marylou Martinez, a notary for said County and in said State, hereby certify that Anthony Oliva, 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 28 day of June 2016.

X [Signature]
Notary Public

Commission Expires: 04/07/2019

MARY LOU MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874176853
MY COMMISSION EXPIRES 04/07/2019

EXHIBIT "A"
Legal Description

Lot 10, according to the Final Plat of Park Forest Village, as recorded at Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

20160706000233220 07/06/2016 09:09:39 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2016 09:09:39 AM
\$19.00 CHERRY
20160706000233220

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