

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:
Mario Guerrero
10759 Bluff Lane
Bealeton, VA 22712

20160707000235790
07/07/2016 10:40:38 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$100,000.00, 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 Michael Jason Copeland a single person and Ginger Belcher Copeland a Single person, whose mailing address is

copeland a single person, whose mailing address is
PO Box 1004, Hanceville, AL 35071 (herein referred to as grantor, whether one
or more), grant, bargain, sell and convey unto Mario Guerrero, whose mailing address is
10759 Blake Lane, Bealeton, VA 22712 (herein referred to grantee, whether one or
more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2017
Village Lane, 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Michael Jason Copeland a single person and Ginger Belcher Copeland a Single person has/have hereunto set his/her/their hand(s) and seal(s) , this 5th day of July, 2016.

Michael Jason Copeland
Michael Jason Copeland
Ginger Belcher Copeland
Ginger Belcher Copeland

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael Jason Copeland and Ginger Belcher Copeland, 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, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5th day of July, 2016.

[Handwritten signature]

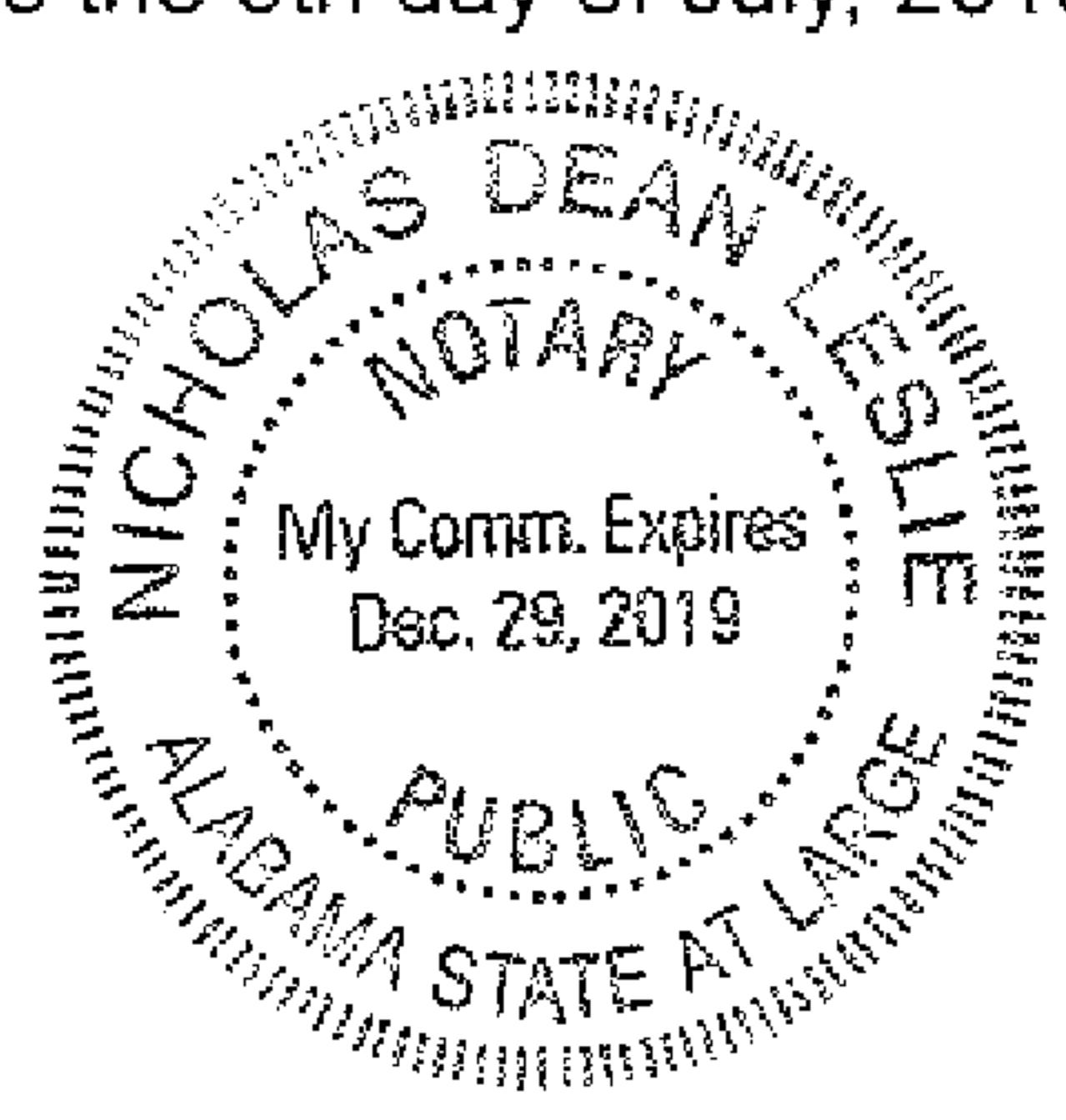
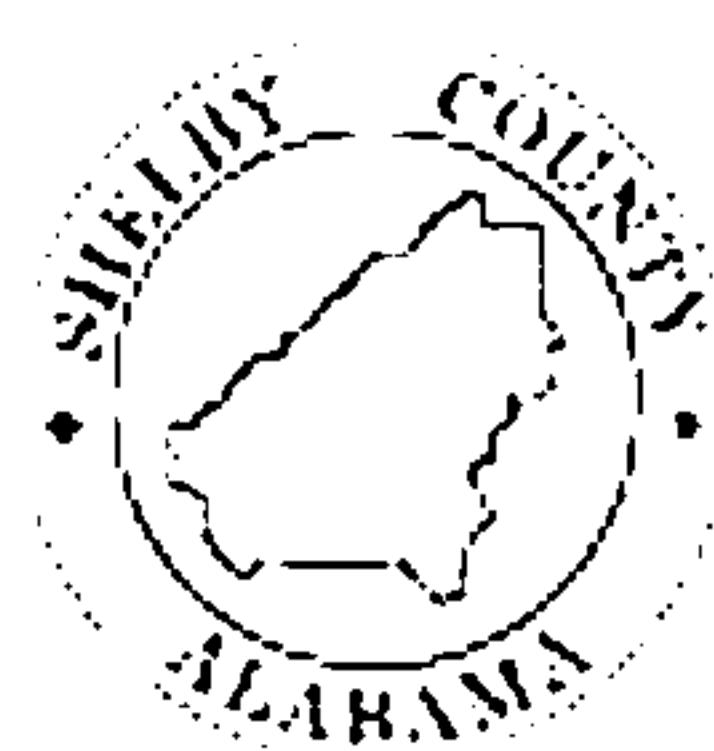


EXHIBIT "A"
Legal Description

Lot 246, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

20160707000235790 07/07/2016 10:40:38 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 10:40:38 AM
\$118.00 CHERRY
20160707000235790

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".