

This instrument was prepared by:

Marcus L. Hunt

2870 Old Rocky Ridge Rd., Suite 160

Birmingham, AL 35243

Send tax notice to:

Thaddeus Bowie

2741 Wellington Dr.

Pelham, AL 35124

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$3.50

GENERAL WARRANTY DEED

State of Alabama

County of SHELBY



20160804000276290 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
08/04/2016 08:55:34 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand and NO/100-----(\$179,000.00) Dollars, 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

DanIL Homes Solutions, LLC, whose mailing address is:

14241 DALLAS PARKWAY STE 650, Dallas, TX

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Thaddeus Bowie, whose mailing address is:

2741 Wellington Dr., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: **2741 Wellington Dr., Pelham, AL 35124** to-wit

Lot 10, according to the Map and Survey of 6th Sector, Chanda Terrace, as recorded in Map Book 16, page 10, I the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$175,757.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 19th day of July, 2016.

Danlil Homes Solutions, LLC

By: Jonas N. Sandoval Orozco, managing member

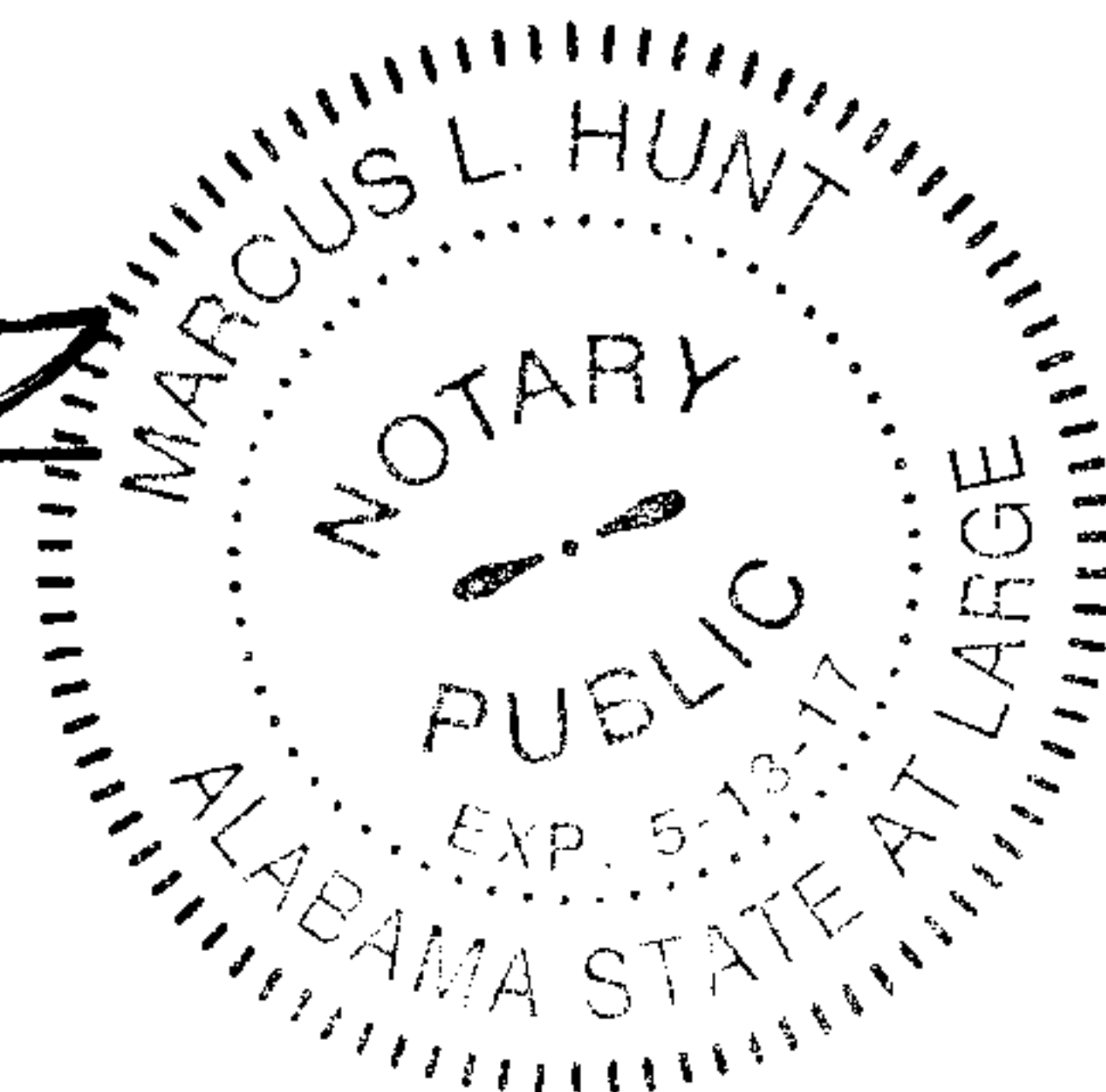
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonas N. Sandoval Orozco, as managing member of Danlil Homes Solutions, LLC, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance he in his capacity as said managing member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2016.

NOTARY PUBLIC

My Commission expires: 5/13/17



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