WARRANTY DEED

State of Alabama

Send Tax Notice to: JEFF 1, LLC 8300 N. Mopac Expressway, Suite 200, Austin TX 78759

Shelby County

Know all men by these presents:

That in consideration of **ONE HUNDRED THIRTY-FOUR THOUSAND EIGHT HUNDRED** and No/00 Dollars (\$134,800.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Kathleen R. Ladu, an unmarried woman,** of **970 Highway 98 E, Unit 107, Destin, FL 32541** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **JEFF 1, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Map and Survey of Kinsale Gardens Homes, 3rd Sector, as recorded in Map Book 41, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

Parcel Number: 28-5-16-2-011-004.000

Property Address: 2071 Kerry Circle, Calera, AL 35040

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 GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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.

Shelby County, AL 10/04/2016 State of Alabama State of Tax: \$135.00 20161004000362390 1/3 \$156.00 20161004000362390 of Probate; Shelby Cnty Judge of AM FILED/CERT 10/04/2016 09:41:36 AM FILED/CERT IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this September, 2016.

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Kathleen R. Ladu, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance ____executed the same voluntarily on the day the same bears date. Given under my hand and official seal this $\frac{2}{2}$ day of September, 2016.

ADRIAN WINSTEAD NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NO. FF 219627 MY COMMISSION EXPIRES MAY 11, 2019

Prepared by: Parker Law Firm, LLC Jeremy L Parker 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216

NOTARY PUBLIC ADRIAN WINSTEAD

MY COMMISSION EXPIRES: MAY 11, 2019

20161004000362390 2/3 \$156.00

Shelby Cnty Judge of Probate, AL 10/04/2016 09:41:36 AM FILED/CERT

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kathleen R. Ladu	Grantee's Name	JEFF 1, LLC
Mailing Address	970 Highway 98 E	Mailing Address	8300 N. Mopac
	Destin, FL 32541		Expressway, Suite 200
			Austin, TX 78759
Property Address	2071 Kerry Circle	Date of Sale	09/21/2016
Addicss	Calera, AL 35040	Total Purchase Price	\$134,800
		Actual Value	\$
		or Assessor's Market Value	\$
Bill of SaleX Sales Control Closing Stat If the conveyance	act ement	mentary evidence is not recommentary evidence is not recommendation. The contains all of the contains all	
Grantor's name and mailing address.		Instructions of the person or persons conveying i	nterest to property and their current
Grantee's name and ma	ailing address - provide the name	of the person or persons to whom in	terest to property is being conveyed.
Property address - the	ohysical address of the property be	eing conveyed, if available.	
Date of Sale - the date	on which interest to the property w	vas conveyed.	
Total purchase price - to instrument offered for re	•	ase of the property, both real and pe	ersonal, being conveyed by the
7	_	lue of the property, both real and pe an appraisal conducted by a license	rsonal, being conveyed by the dispraiser or the assessor's current
of the property as deter		I with the responsibility of valuing pro	value, excluding current use valuation, operty for property tax purposes will be
•	•	formation contained in this documer may result in the imposition of the	nt is true and accurate. I further penalty indicated in <u>Code of Alabama</u>
Date <u>09/21</u>	, 2016		een B. Ladu
Unattested	(verified by)	Sign: Grantor/Gra	inter/Owner/Agent (circle one) Form RT-1

20161004000362390 3/3 \$156.00 Shelby Cnty Judge of Probate, AL 10/04/2016 09:41:36 AM FILED/CERT