

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
Deed Tax: \$135.00


20161004000362390 1/3 \$156.00
Shelby Cnty Judge of Probate, AL
10/04/2016 09:41:36 AM FILED/CERT

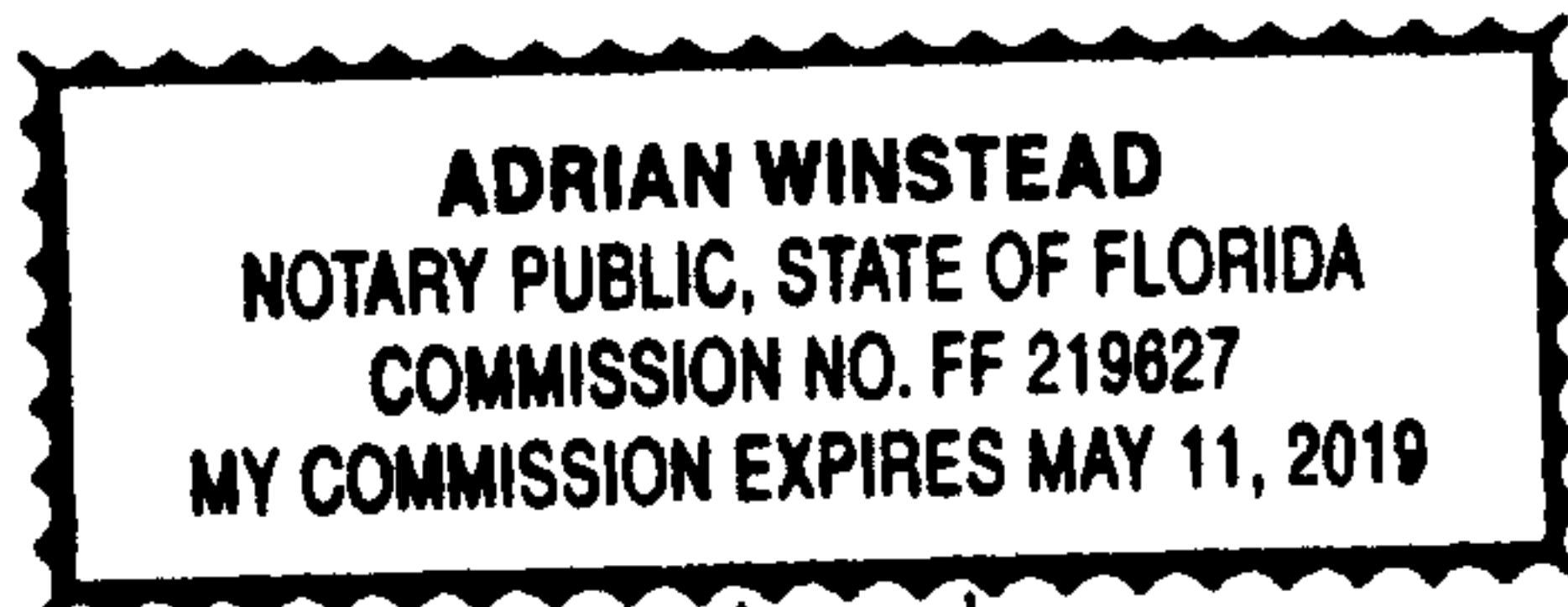
IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 21ST day of September, 2016.

Kathleen R. Ladu
KATHLEEN R. LADU

STATE OF FLORIDA
COUNTY OKALOOSA

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 21ST day of September, 2016.



on 09/21/2016

[Signature]
NOTARY PUBLIC ADRIAN WINSTEAD

MY COMMISSION EXPIRES: MAY 11, 2019

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


20161004000362390 2/3 \$156.00
Shelby Cnty Judge of Probate, AL
10/04/2016 09:41:36 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Date of Sale	09/21/2016
Total Purchase Price	\$134,800
or	
Actual Value	\$
or	
Assessor's Market Value	\$

