

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Donna + Michael Schoenherr
124 Sunset Trail
Alabaster, AL 35007

20161024000389140 10/24/2016 09:41:01 AM DEEDS 1/2
WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$164,000.00, 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 Carlos G. Guerrero and Wife, Veronica A. Guerrero by Carolos G. Guerrero as Attorney-in-Fact, whose mailing address is 348 Sims Dr. Cedar Hill, TX 75104 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donna Schoenherr and Michael P. Schoenherr, whose mailing address is 124 Sunset Trail, Alabaster, AL 35007 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 124 Sunset Trail, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

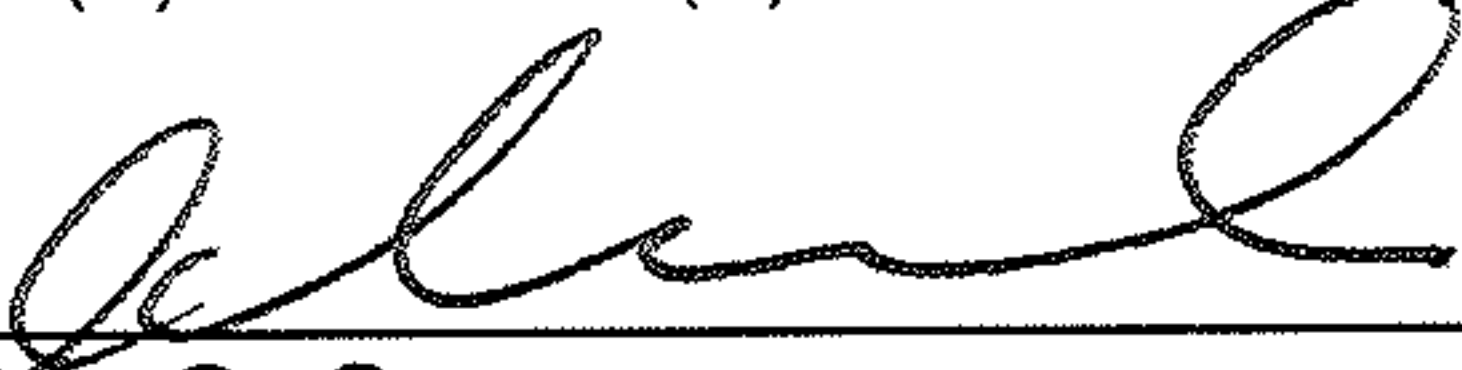
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

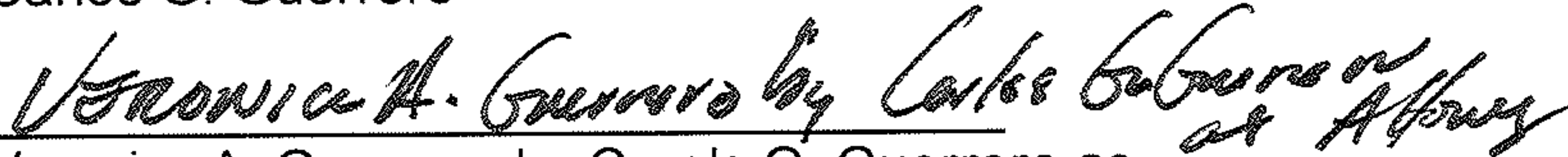
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.

Note; \$131,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 20th day of October, 2016.



Carlos G. Guerrero

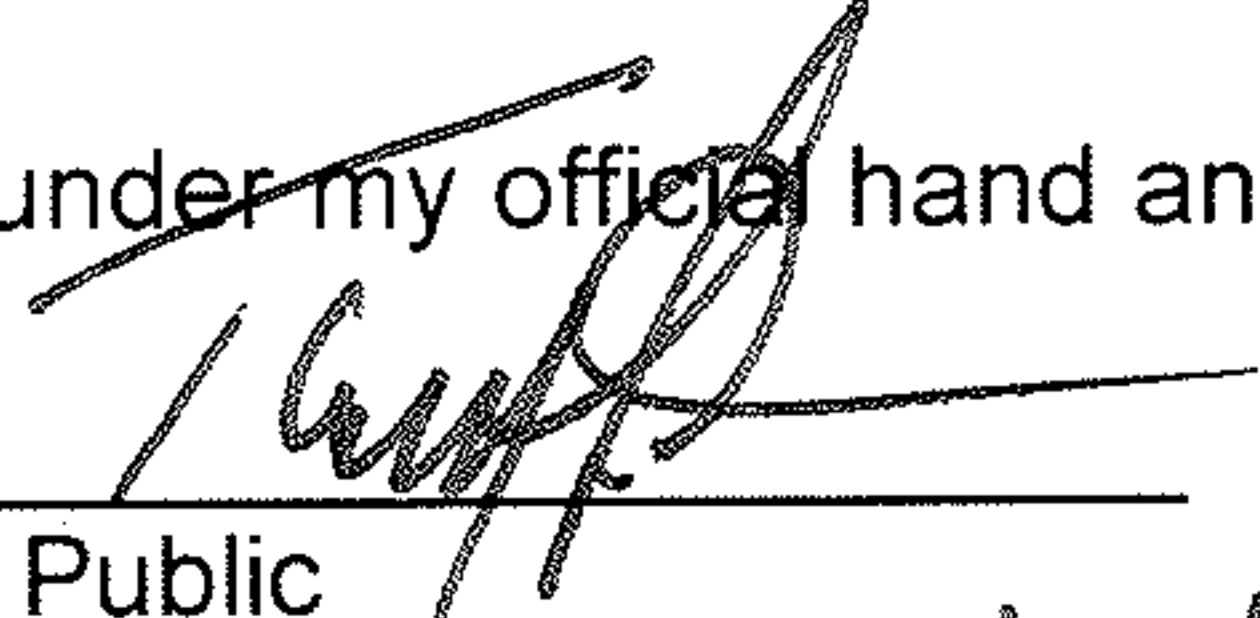


Veronica A. Guerrero by Carlos G. Guerrero as
Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Carlos G. Guerrero whose name Individually and as Attorney in Fact for Veronica A. Guerrero is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, Individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 20th day of October, 2016.



Notary Public
Commission Expires: 10/31/2016

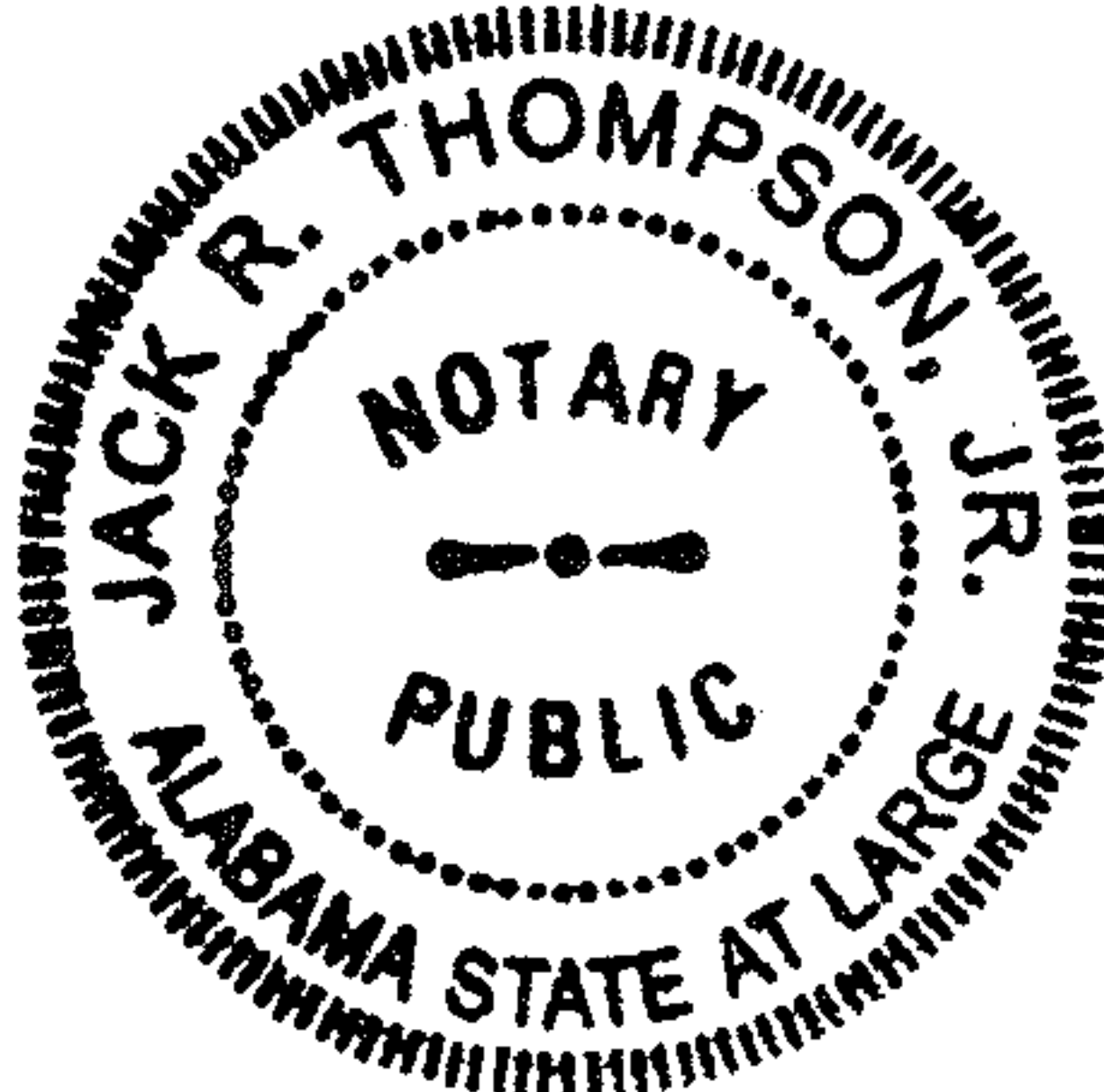


EXHIBIT "A"
Legal Description

Lot 6, according to the Survey of Stagecoach Trace, Sector 1, as recorded in Map Book 25, Page 24 A B & C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/24/2016 09:41:01 AM
\$182.00 CHERRY
20161024000389140

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