

Prepared by:  
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3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Luis Murcia Jr.  
10 Chatham Ct  
Pelham, AL 35124

## GENERAL WARRANTY DEED

20170922000346130  
09/22/2017 12:44:40 PM  
DEEDS 1/1

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Adrian P. Cordes and Shelly L. Cordes, husband and wife, whose mailing address is:**

1058 Long Branch Parkway, Calera, AL 35040

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

**Luis Murcia Jr., whose mailing address is: 1065 Long Branch Parkway, Calera, AL 35040**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **1065 Long Branch Parkway, Calera, AL 35040** to-wit:

Lot 145, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93 A and B, in the Probate Office of Shelby County, Alabama.

### LESS AND EXCEPT:

All property north of the white painted line of Lot 241, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Pages 93A and 93B, in the Probate Office of Shelby County, Alabama.

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

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.

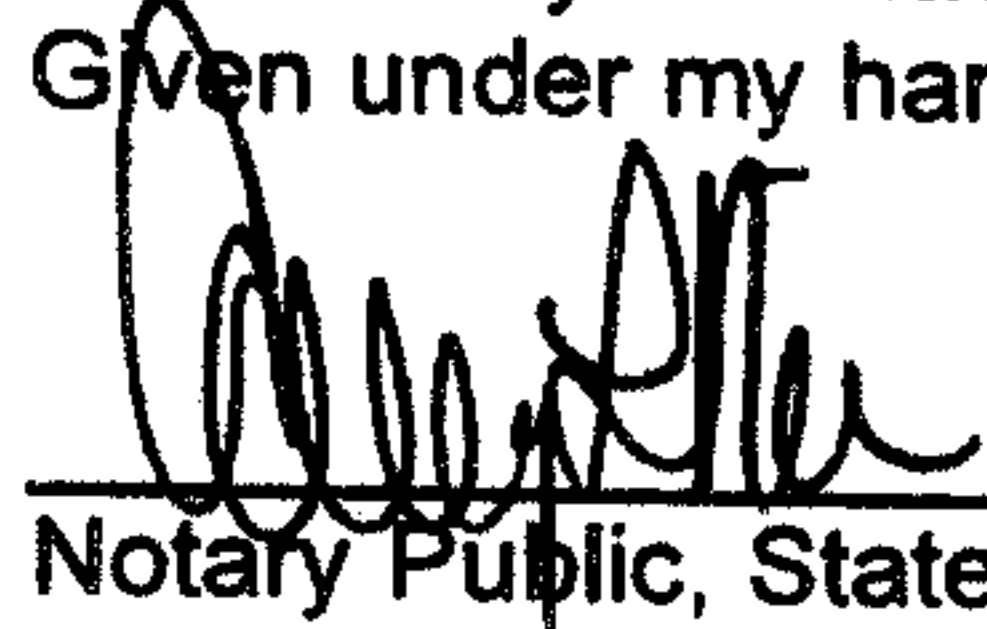
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 18th day of September, 2017.

  
\_\_\_\_\_  
Adrian P. Cordes

  
\_\_\_\_\_  
Shelly L. Cordes

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Adrian P. Cordes and Shelly L. Cordes, whose name 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 he/she/they has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 18th day of September, 2017.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey  
My Commission Expires: 6/4/18



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/22/2017 12:44:40 PM  
\$31.50 CHERRY  
20170922000346130

