

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Kay E. Jacobson
312 Hidden Creek Trail
Pelham, AL 35124

20180309000077570
03/09/2018 01:40:38 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$135,200.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Curren Melgarejo and Aubrey Neily Melgarejo, a married couple (the "Grantor", whether one or more), whose mailing address is 13901 Napoleon Rd, Little Rock, AR 72211, do hereby grant, bargain, sell, and convey unto Kay E. Jacobson (the "Grantee", whether one or more), whose mailing address is 312 Hidden Creek Trail, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 312 Hidden Creek Trail, Pelham, AL 35124; to-wit:

Lot 172, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

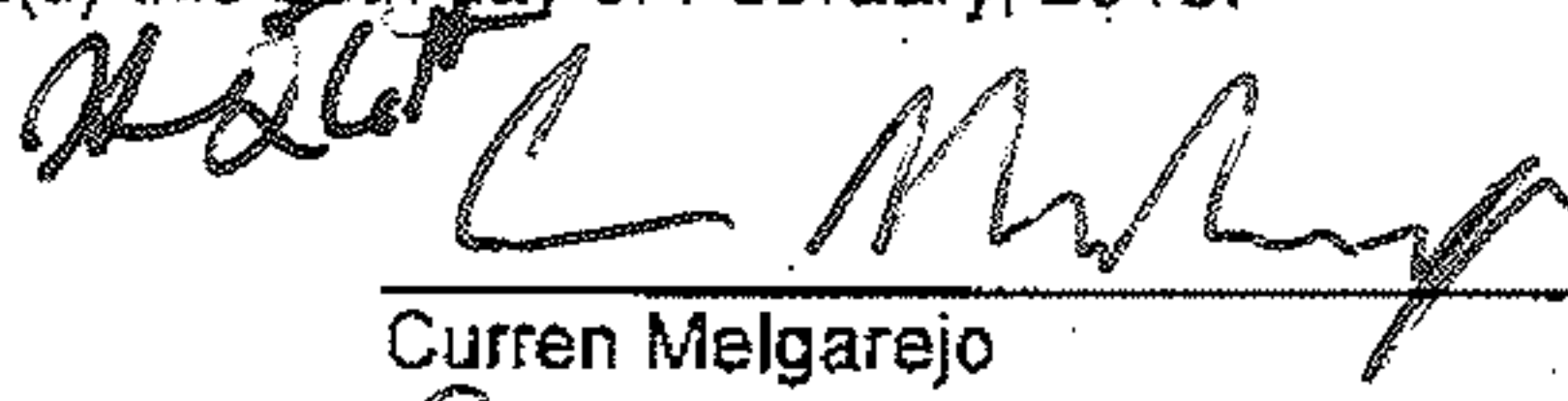
TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$108,160.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Deed Effective 2/28/2018

IN WITNESS WHEREOF, Curren Melgarejo and Aubrey Neily Melgarejo, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of February, 2018.

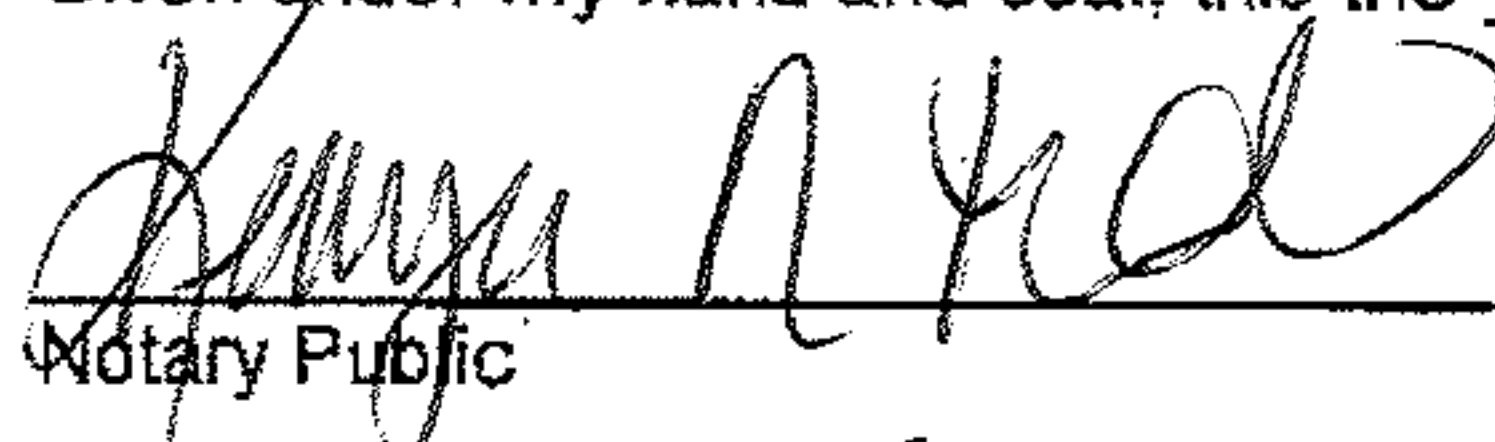

Curren Melgarejo


Aubrey Neily Melgarejo

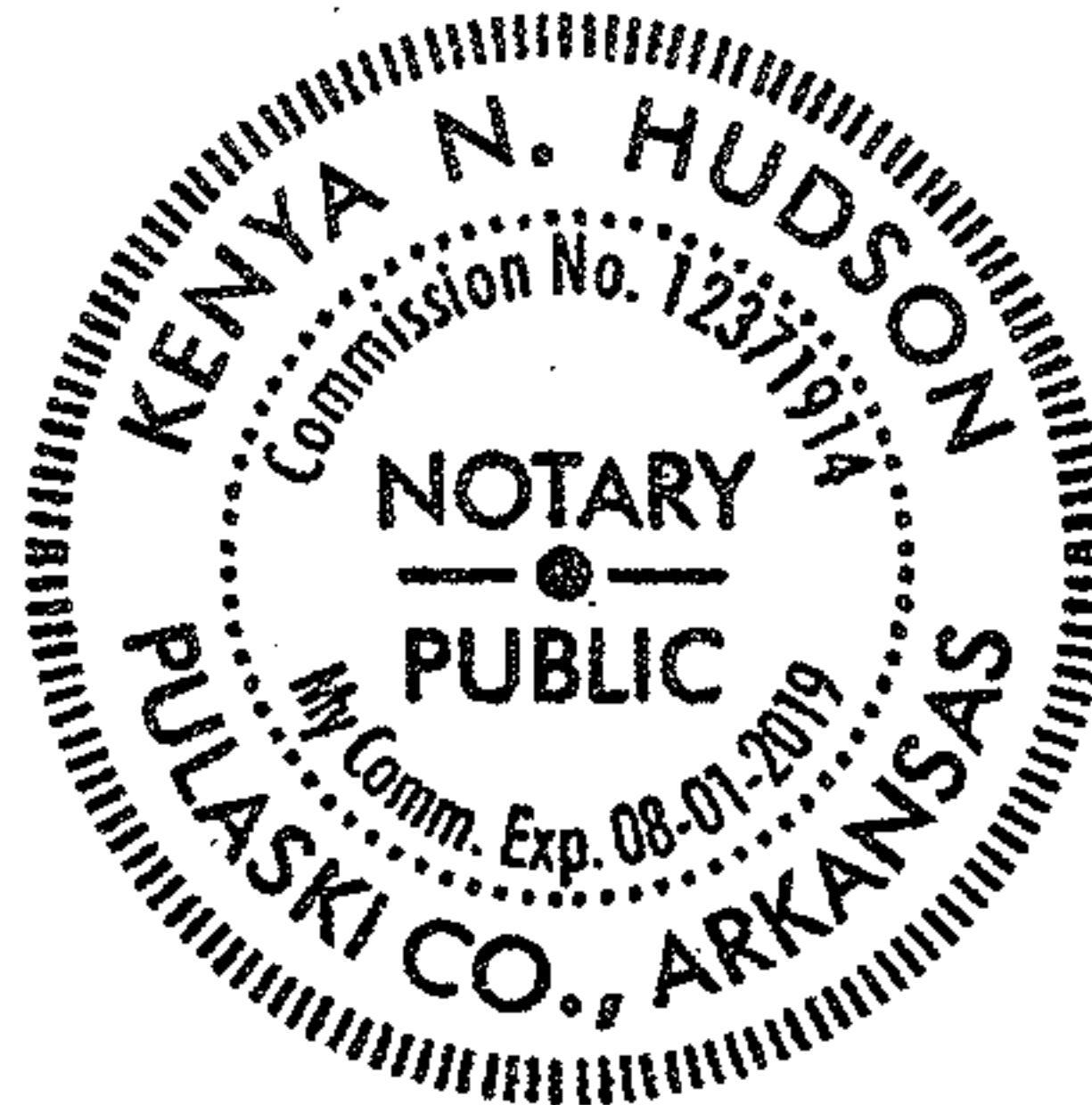
State of Arkansas
County of Pulaski

I, the undersigned, a notary for said County and in said State, hereby certify that Curren Melgarejo and Aubrey Neily Melgarejo, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 26 of February, 2018.


Notary Public

Commission Expires: 8-1-2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/09/2018 01:40:38 PM
\$45.50 CHERRY
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