

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:  
Orion Henry Wilkerson  
142 Ivy Trace  
Calera, AL 35040

**20180622000223840**  
**06/22/2018 03:13:29 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

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

That, in consideration of \$124,000.00, 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, Jose L. Romero, a married man\* by his Attorney-In-Fact Dina Isabel Romero (the "Grantor", whether one or more), whose mailing address is 7371 SW 109<sup>th</sup> Path Miami FL 33173, do hereby grant, bargain, sell, and convey unto Orion Henry Wilkerson (the "Grantee", whether one or more), whose mailing address is 142 Ivy Trace, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 142 Ivy Trace, Calera, AL 35040; to-wit:

**Lot 191, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5a and 5b, 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: \$99,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\*Said property does not constitute the homestead of the Grantor or his spouse.

IN WITNESS WHEREOF, Jose L. Romero, a married man, by his Attorney-In-Fact, Dina Isabel Romero has/have hereunto set his/her/their hand(s) and seal(s) this 20 day of June, 2018.

*Jose L. Romero by his Attorney-In-Fact*  
Jose L. Romero by his Attorney-In-Fact  
Dina Isabel Romero

State of FLA

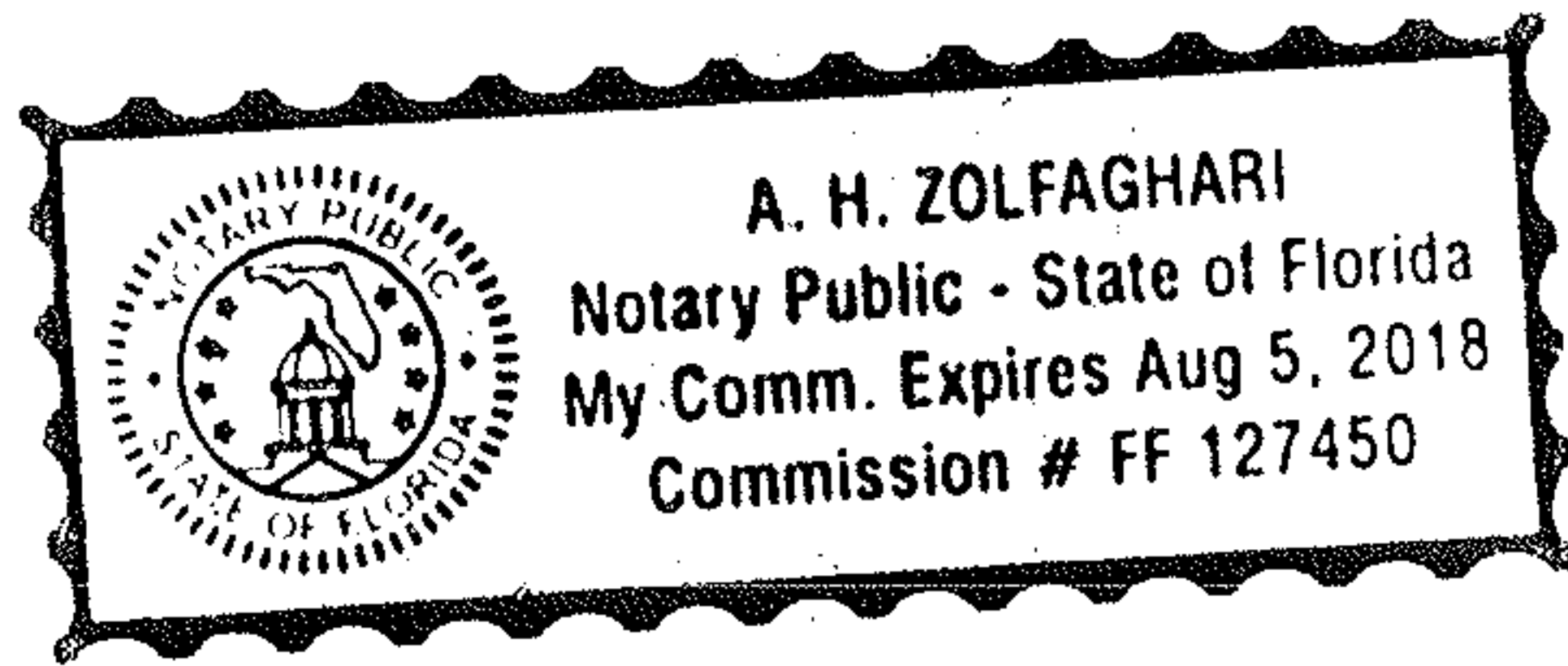
County of DADE

I, the undersigned, a notary for said County and in said State, hereby certify that Dina Isabel Romero whose name as Attorney in Fact for Jose L. Romero 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, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 20 of June, 2018.

*A. H. Zolfaghari*  
Notary Public

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/22/2018 03:13:29 PM  
\$43.00 CHERRY  
20180622000223840

*James W. Fuhrmeister*