

**This Instrument Prepared by:**

**Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB 1134**

**SEND TAX NOTICE TO:**

**Brisa Gabriela Del Cojo Pinedo  
102 Hidden Creek Parkway  
Pelham, AL 35124**

[Space Above This Line for Recording Data]

**20190618000214980  
06/18/2019 09:15:26 AM  
DEEDS 1/2**

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **One Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars (\$152,500.00)** 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 where is acknowledged. I or we, **Elaine Lee Carroll f/k/a Elaine Moore and Michael Breck Carroll a married couple** whose mailing address is:

1 Dunbar Dr Calera AL 35040;  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brisa Gabriela Del Cojo Pinedo** whose mailing address 102 Hidden Creek Parkway, Pelham, AL 35124, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 102 Hidden Creek Parkway, Pelham, AL 35124 to wit:

Lot 2, according to The Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$144,875.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of June, 2019.

Elaine Lee Carroll f/k/a  
Elaine Lee Carroll f/k/a Elaine Moore

Elaine Moore

Michael Breck Carroll  
Michael Breck Carroll

STATE OF Alabama

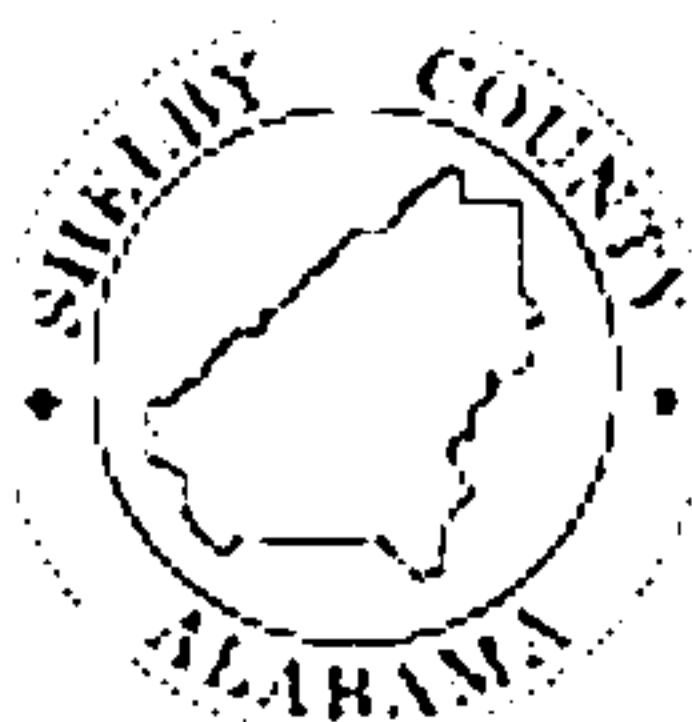
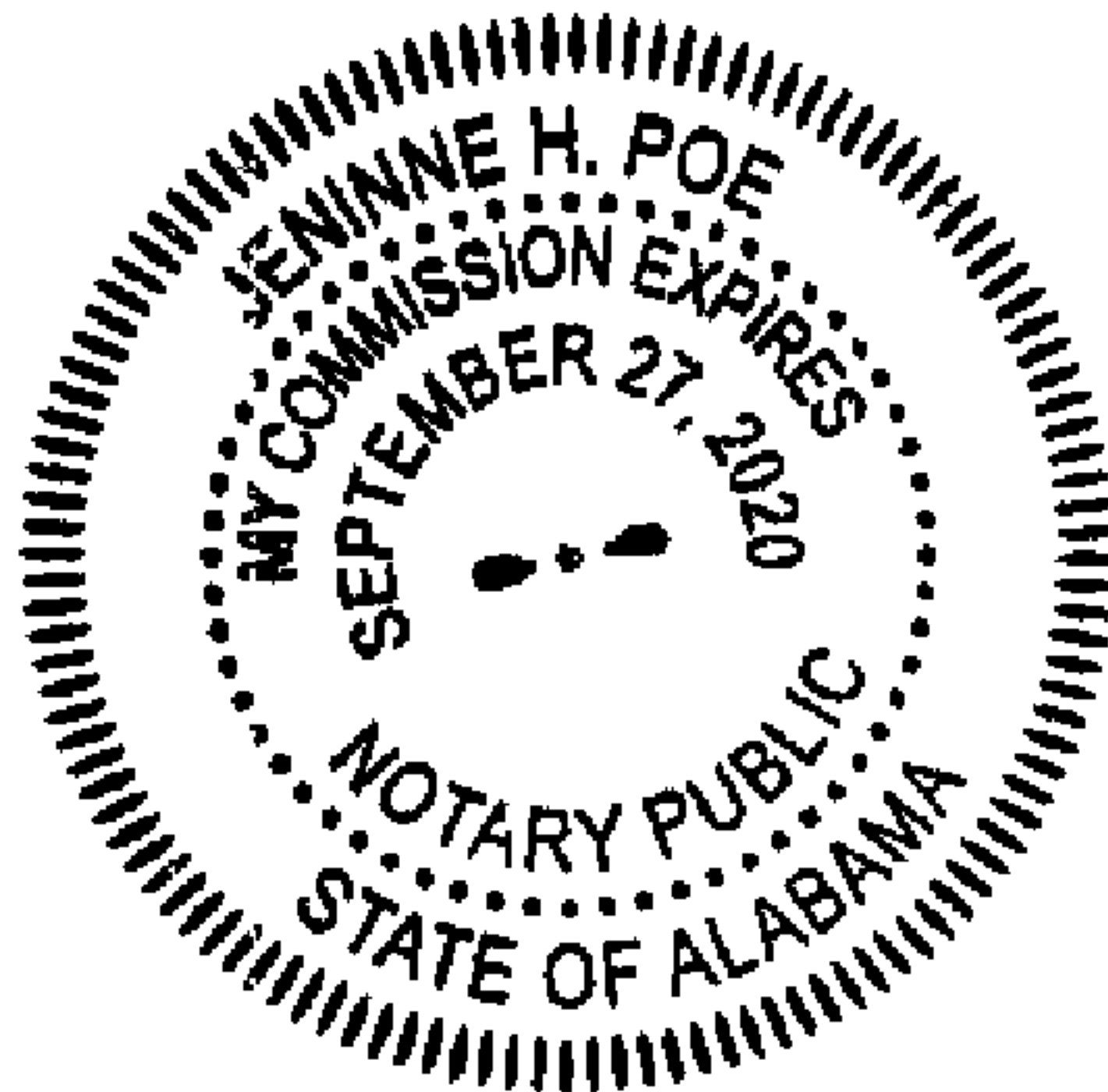
Jefferson County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Elaine Lee Carroll f/k/a Elaine Moore and Michael Breck Carroll** 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 14<sup>th</sup> day of June, 2019

My Commission Expires: 9/27/20  
Jen H Poe  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/18/2019 09:15:26 AM  
\$27.00 CHERRY  
20190618000214980

Allie S. Bayl