

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
For National Title & Appraisal, Inc  
2880 Crestwood Blvd  
Irondale, AL 35210  
File No.: 211165

Send Tax Notice To: Jose Enrique Exposito Leal  
Yunia Exposito Leal  
268 Normandy Ln.  
Chelsea, AL 35043

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirteen Thousand Dollars and No Cents (\$13,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Lakeshore Construction, LLC**, an Alabama limited liability company, whose mailing address is 5513 EASTCLIFF INDUSTRIAL LOOP BIRMINGHAM, AL 35210 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jose Enrique Exposito Leal and Yunia Exposito Leal**, whose mailing address is **268 Normandy Ln, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **268 Normandy Ln., Chelsea, AL 35043**; to wit;

Lot 68, according to the Survey of Courtyard Manor, a single family residential development as recorded in Map Book 35, Page 144 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby, Alabama

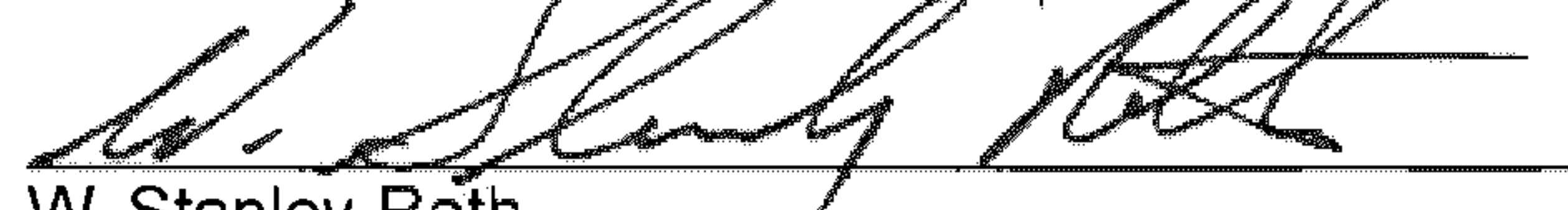
**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.**

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, W. Stanley Roth, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of March, 2021.

LAKESHORE CONSTRUCTION, LLC



W. Stanley Roth  
Sole Member

State of Alabama

County of Jefferson

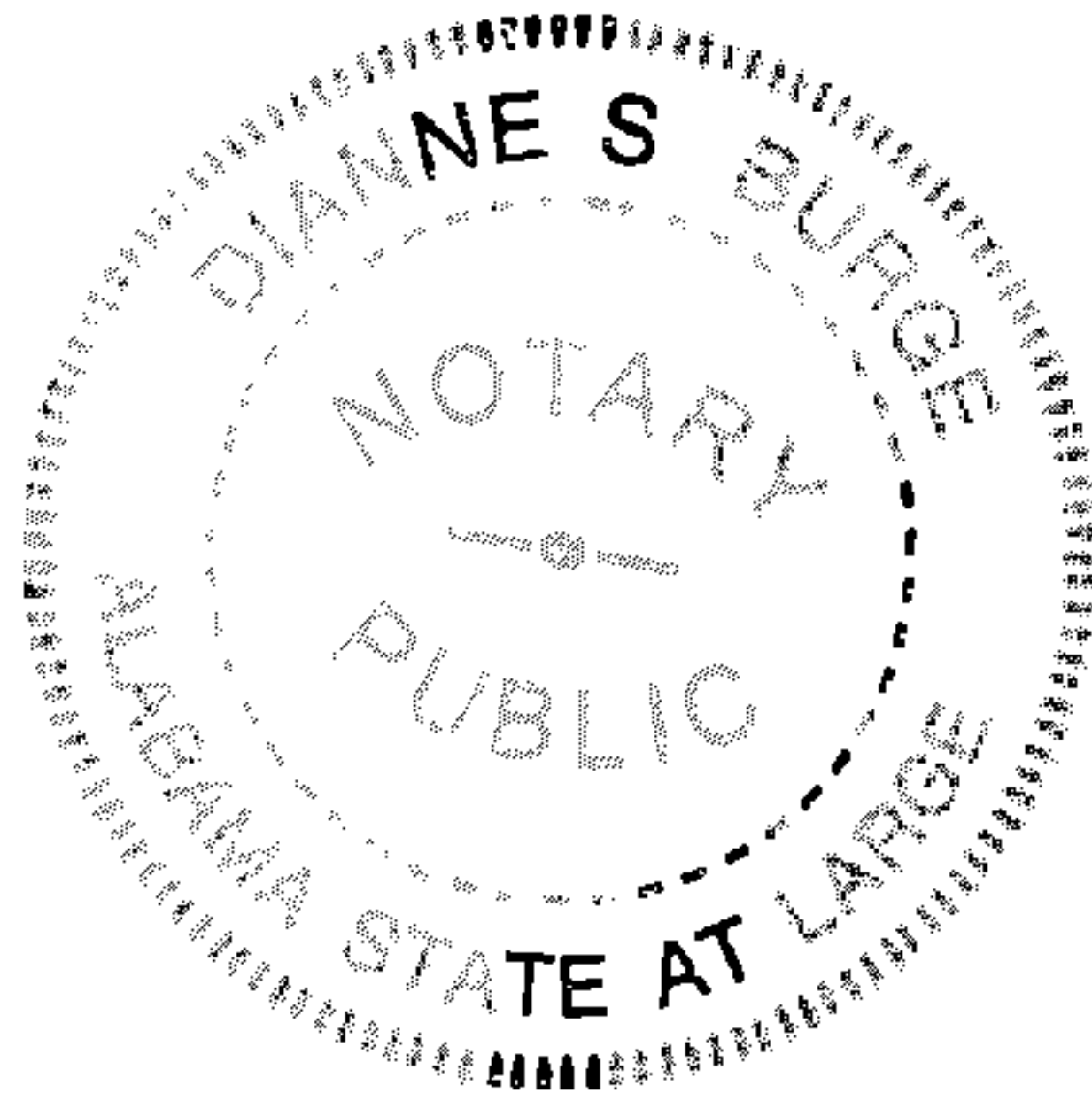
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I, Dianne S Burge, a Notary Public in and for said County in said State, hereby certify that W. Stanley Roth, Sole Member of Lakeshore Construction, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 12th day of March, 2021.

Dianne S Burge  
Notary Public, State of Alabama


My Commission Expires: 5/12/2024



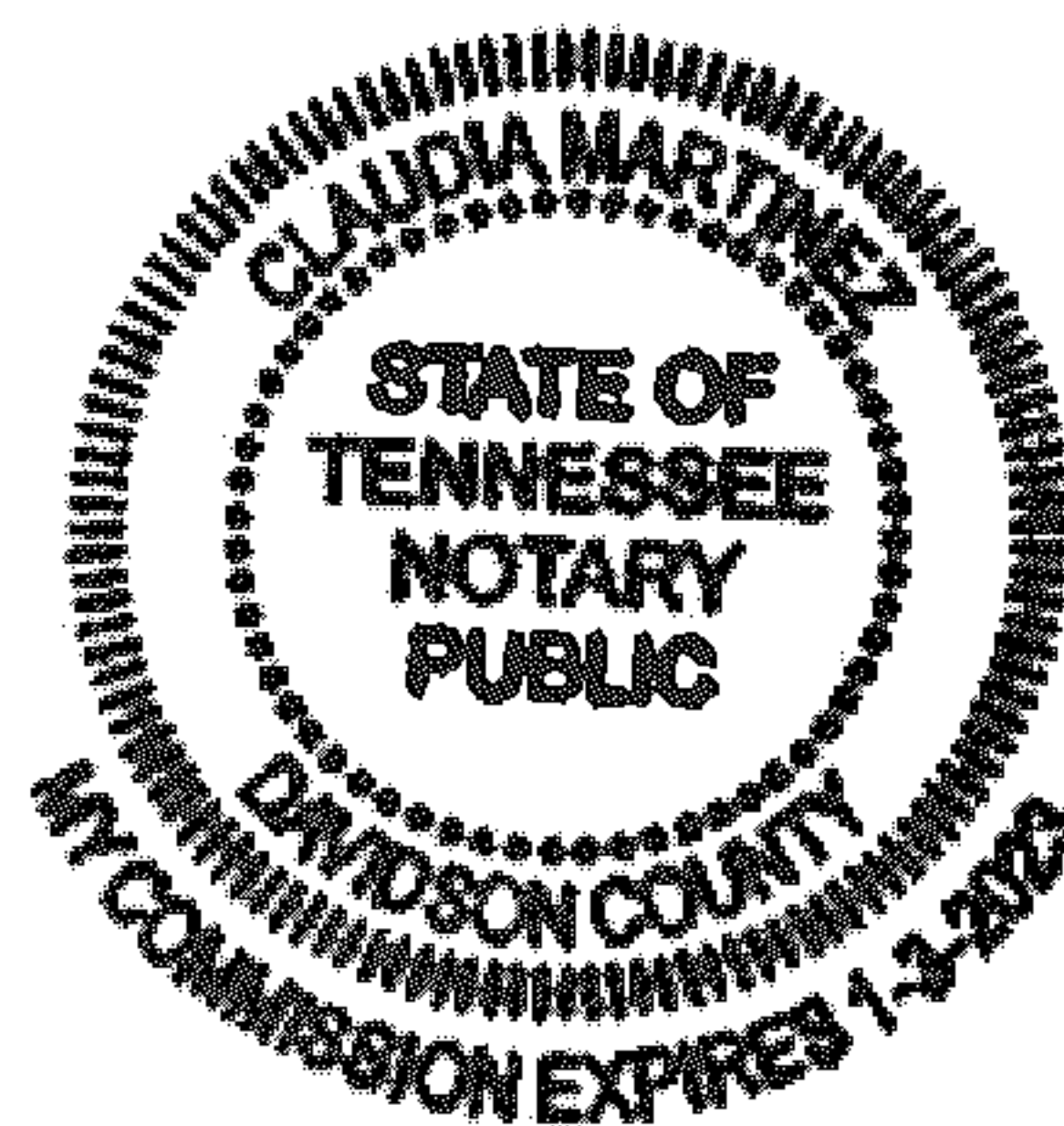
State of TennesseeCounty of Davidson

I, Claudia Martinez, a Notary Public in and for said County in said State, hereby certify that Andrew T. Lancaster and Patrick W. Lancaster, Co-Personal Representatives of Estate of Bonnie A. Lancaster a/k/a Bonnie Arbutus Lancaster, Madison County Probate Case #61009 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of February, 2021.

  
Notary Public, State of Tennessee

My Commission Expires: 1-3-2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2021 12:43:01 PM  
\$41.00 MISTI  
20210316000131270

*Allie S. Bayl*