

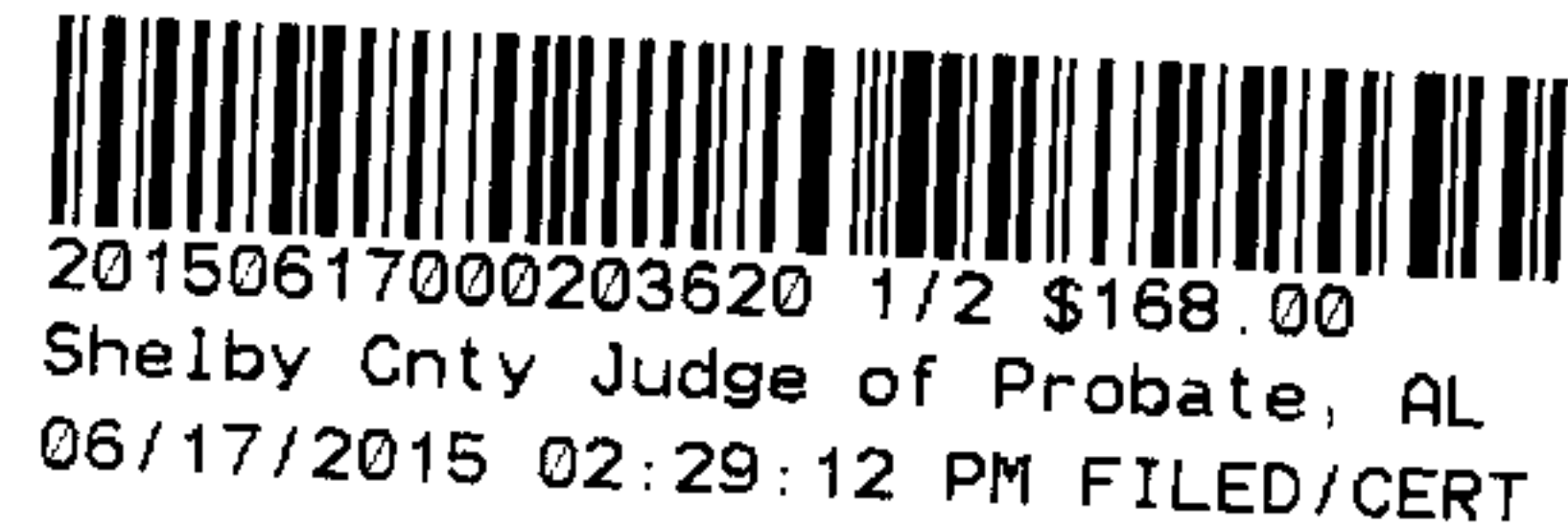
Send tax notice to:
RUNE TOMS
229 CAHABA OAKS TRAIL
Indian Springs, AL 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015290T

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, FRANK A. COMENSKY and SUSAN B. COMENSKY, HUSBAND AND WIFE, **whose mailing address is: 2213 Emmet Cove, Hoover, AL 35242** (hereinafter referred to as "Grantors") by RUNE TOMS and CATHERINE TOMS **whose mailing address is: 229 CAHABA OAKS TRAIL, Indian Springs, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Cahaba Oaks as recorded in Map Book 18, Page 141 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 18, Page 141 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Cahaba Oaks Homeowners' Association, Inc. recorded in Official Records Instrument 1997-381, of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 2006414000174330 and Instrument 1994-26703.

\$400,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

Shelby County, AL 06/17/2015
State of Alabama
Deed Tax: \$150.00

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 4th day of June, 2015.


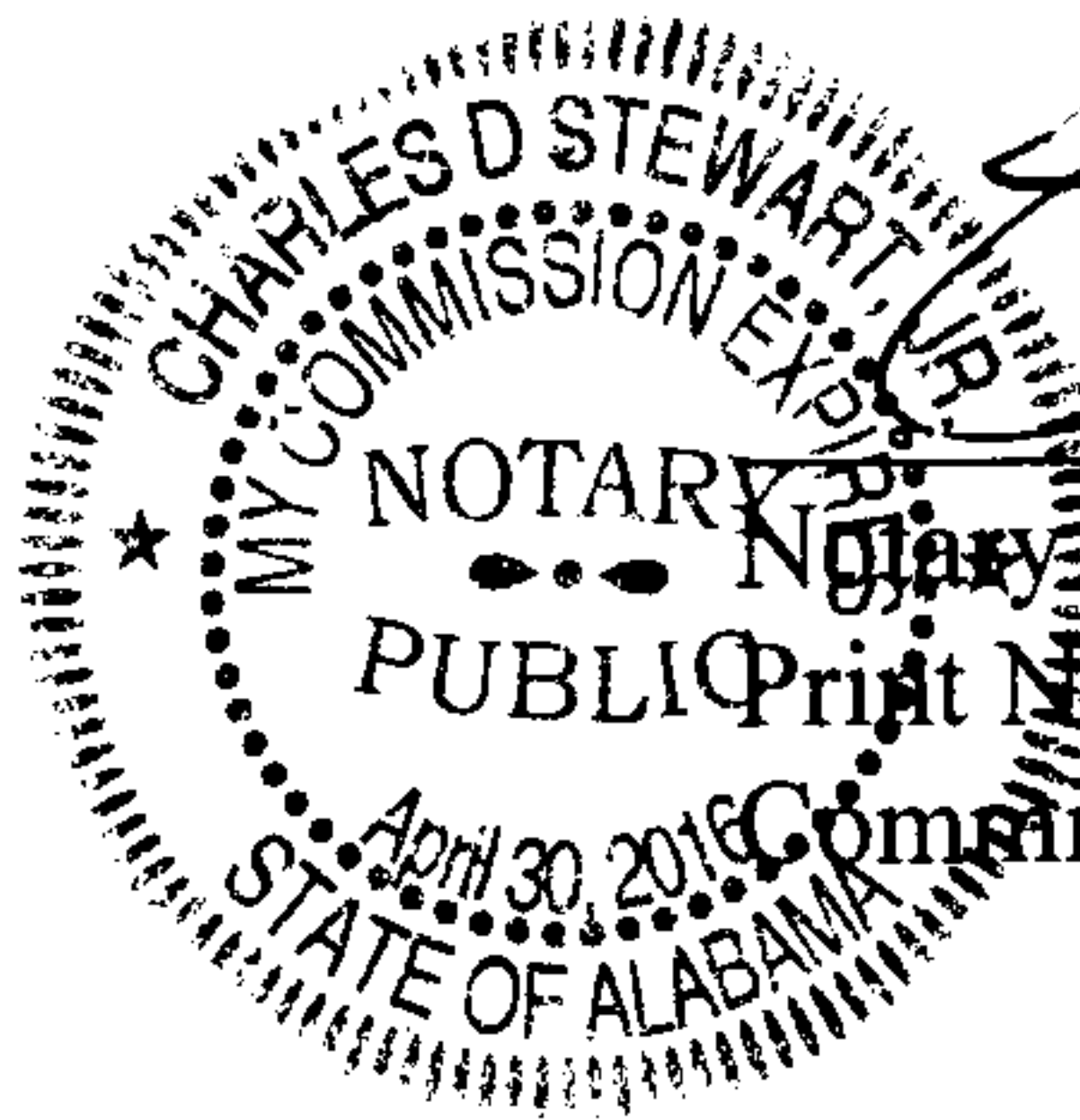

FRANK A. COMENSKY



SUSAN B. COMENSKY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK A. COMENSKY and SUSAN B. COMENSKY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2015.


NOTARY PUBLIC
Print Name:
Commission Expires:

8-30-16


20150617000203620 2/2 \$168.00
Shelby Cnty Judge of Probate, AL
06/17/2015 02:29:12 PM FILED/CERT