

Send tax notice to:  
ROBERT G GARMON  
3153 BROOK HIGHLAND DRIVE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019071T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, NEW CENTENNIAL REALTY CO., LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 3505 Bent River Road, Birmingham, Al 35216 (hereinafter referred to as "Grantor") by ROBERT G GARMON and SANDRA A GARMON **whose mailing address is:** 3153 Brook Highland Drive, Birmingham, Al 35242 (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:

Lots 1 and 2, according to the map and survey of Smith's Addition to Bridgewater Drive, as recorded in Map Book 46, Page 42, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Smith's Addition to Bridgewater Drive, as recorded in Map Book 46, Page 42, in the Office of the Judge of Probate 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, including those recorded in Book 127, page 140.
4. Easement granted to Alabama Power Company recorded in Book 119, Page 552.
5. Asphalt pavement encroachment on the Southeast corner of lot shown on survey by Steven H. Gilbert, Reg. L.S. #15707, dated 01/25/06.
6. Agreement recorded in Instrument #20190123000023440.
7. Easement recorded in Instrument #20050203000056320.
8. Easement in favor of Alabama Power Company recorded in Instrument #20091214000457840.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, NEW CENTENNIAL REALTY CO., LLC, by Gary Smith, II, its Managing Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 6th day of February, 2019.

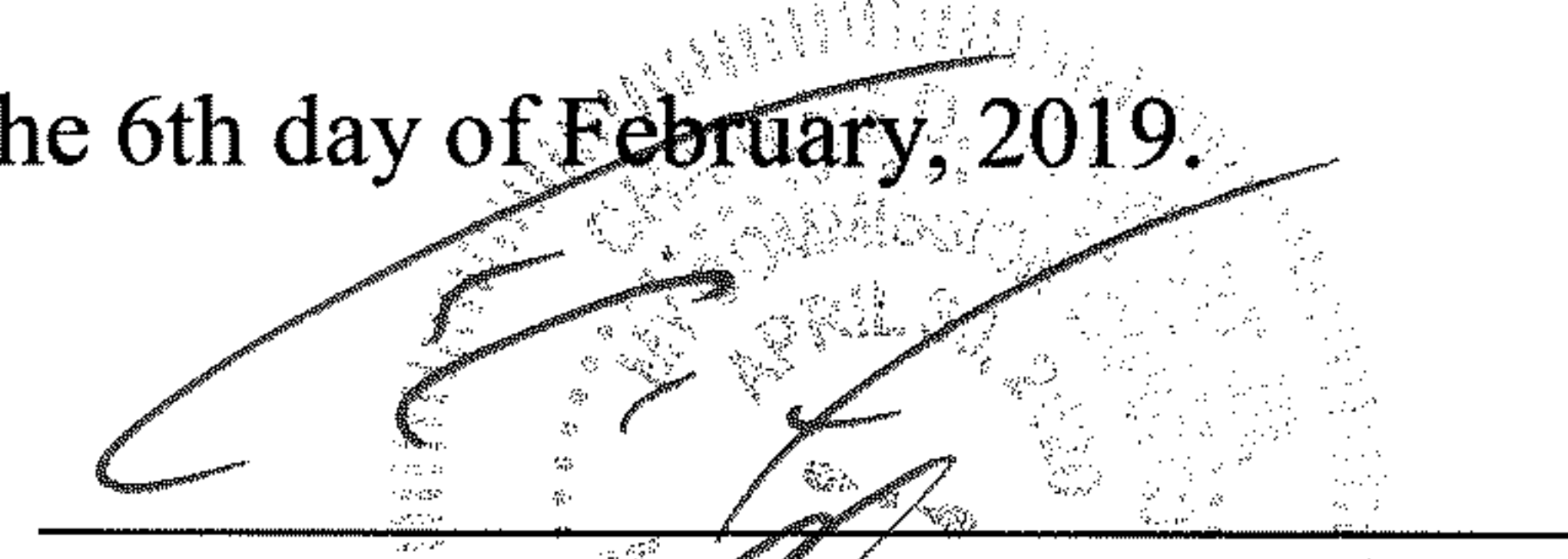
NEW CENTENNIAL REALTY CO., LLC

  
BY: GARY SMITH, II  
ITS: MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Smith, II, whose name as Managing Member of NEW CENTENNIAL REALTY CO., LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 6th day of February, 2019.

  
Notary Public  
Print Name: *Richard D. Spivey Jr*  
Commission Expires: *2/30/20*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/07/2019 02:55:16 PM  
\$183.00 CHERRY  
20190207000041180

*Allie S. Bayl*