

Send tax notice to:  
CHRISTOPHER KENDALL  
101 LANGSTON PLACE  
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2019545

SHELBY COUNTY

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **FRANK R MARINO AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SALVADOR NICKOLAS MARINO, DECEASED, CASE NO. PR-2019-000518**, whose mailing address is: 866 NE ORCHID BAY DRIVE, BOCA RATON, FL 33487 (hereinafter referred to as Grantor) in hand paid by **CHRISTOPHER KENDALL and SHAWN ARTERBURN** whose mailing address is: 101 LANGSTON PLACE, 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:

**Lot 77, according to the Amended Map of Greystone Village - Phase I, as recorded in Map Book 20, Page 32, 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 yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to SHELBY County recorded in Inst. No. 1995-4393.
4. Restrictions and covenants appearing of record in Inst. No. 1994-12222, Inst. No. 1995-16397, Inst. No. 1998-2778, Inst. No. 1996-8823, Inst. No. 1993, Page 20846 and Inst. No. 1993-20847 and Instrument No. 1997-16310.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the Estate of Salvador Nickolas Marino, by Frank R. Marino, its Personal Representative, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 28<sup>th</sup> day of August, 2019.

ESTATE OF SALVADOR NICKOLAS MARINO

Frank R. Marino  
BY: FRANK R MARINO  
AS: PERSONAL REPRESENTATIVE

STATE OF FLORIDA

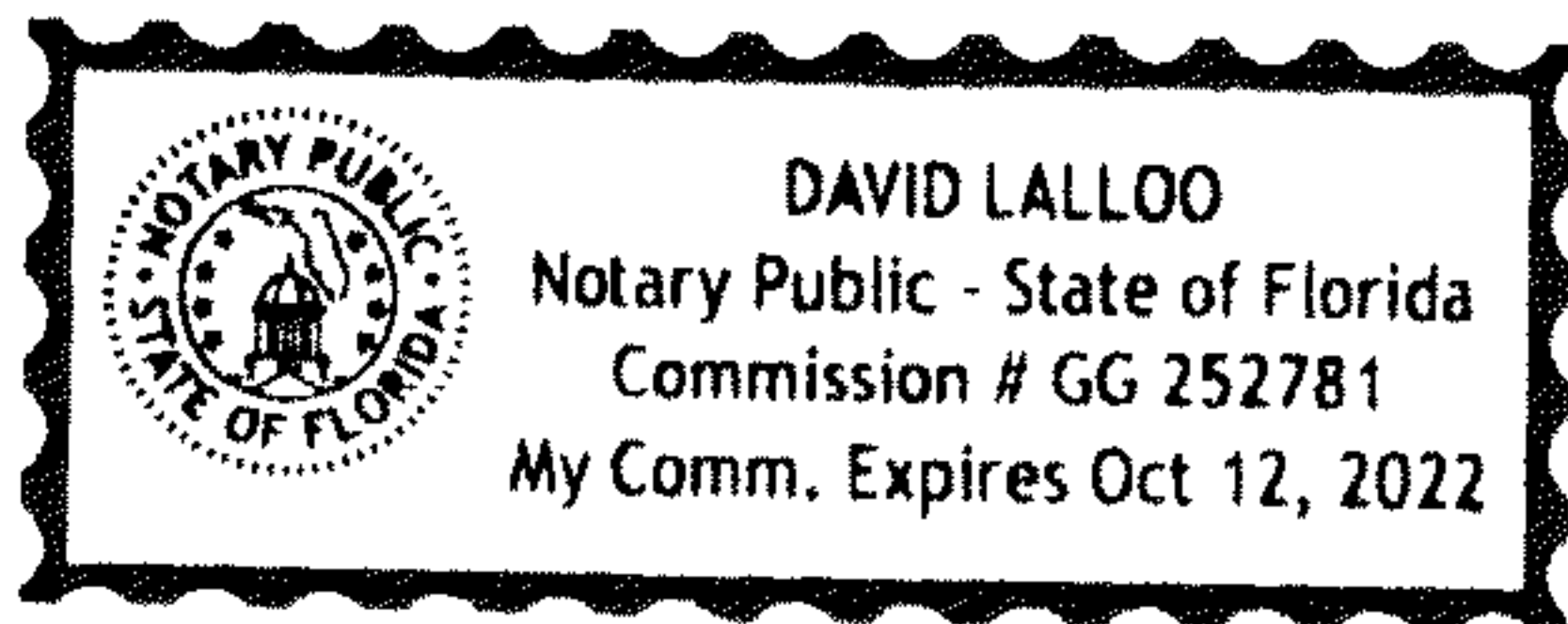
COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank R. Marino, whose name as Personal Representative of the Estate of Salvador Nickolas Marino, 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 the said instrument, he, in his capacity as said Personal Representative of the Estate of Salvador Nickolas Marino, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 28<sup>th</sup> day of August, 2019.

David Lalloo

Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2019 08:33:02 AM  
\$290.00 CATHY  
20190904000325250

Allen S. Bayl