



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:

JANIS M KASHUBA
4433 ENGLEWOOD ROAD
HELENA ALABAMA 35080

This instrument was prepared by

(Name) A. VINCENT BROWN JR
300 NORTH 18TH STREET
(Address) BESSEMER ALABAMA 35020

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THREE THOUSAND AND NO/100-----DOLLARS
(\$103,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
BRIAN LEE MARTIN AND WIFE MARY LEE MARTIN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JANIS M KASHUBA

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

LOT 31, IN BLOCK 1, ACCORDING TO THE SURVEY OF PLANTATION SOUTH,
THIRD SECTOR, PHASE 11, AS RECORDED IN MAP BOOK 13, PAGE 89, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS
OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$92,700.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith.

07/10/1995-18010
02:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30TH

day of JUNE, 19 95

(SEAL)

Brian Lee Martin
BRIAN LEE MARTIN

(SEAL)

(SEAL)

Mary Lee Martin
MARY LEE MARTIN

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, **THE UNDERSIGNED AUTHORITY**
in said State, hereby certify that **BRIAN LEE MARTIN AND MARY LEE MARTIN**

a Notary Public in and for said County,

whose name(s) ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of JUNE A.D. 19 95

Kimberly L. Watts
Notary Public

Inst # 1995-18010