

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney Mason & Associates
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Kimberly K. Janecek
(Address) 101 Meadow Croft Circle
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Seven Thousand and NO/100ths \$137,000.00 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Ronald Weldon Martin, Jr. and wife, Sarah Noble Martin
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Kimberly K. Janecek, a single individual
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Meadow Brook Townhouse, as recorded in Map Book 10,
page 2, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to existing easements, restrictions, rights of way, current taxes,
building lines and covenants, if any, of record.

\$109,600.00 of the above recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1995-22246

08/14/1995-22246
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KCD 36.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

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, or its successors 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 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, or its successors
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 9th
day of August, 19 95.

(Seal)

(Seal)

(Seal)

Ronald Weldon Martin Jr. (Seal)
Ronald Weldon Martin, Jr.

Sarah Noble Martin (Seal)
Sarah Noble Martin

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA

County

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby
certify that Ronald Weldon Martin, Jr. and wife, Sarah Noble Martin, 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 9th day of August, 1995.

My Commission Expires



CLAUDIA N. BRODIE
My Comm Exp. 4/17/99
Bonded By Service Ins
No. CC453356

☒ Personally Known ☐ Other I D.

Claudia Brodie
Notary Public
August 9, 1995

1995-22246