

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

Send Tax Notice To:
Krashima Cobb
1555 Bent River Circle
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Charles G. Kessler, Jr., a married man

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

Krashima Cobb

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Map of Bent River Estates, Phase 1, as recorded in Map Book 17, page 135, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor nor the homestead of Grantor's spouse.

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

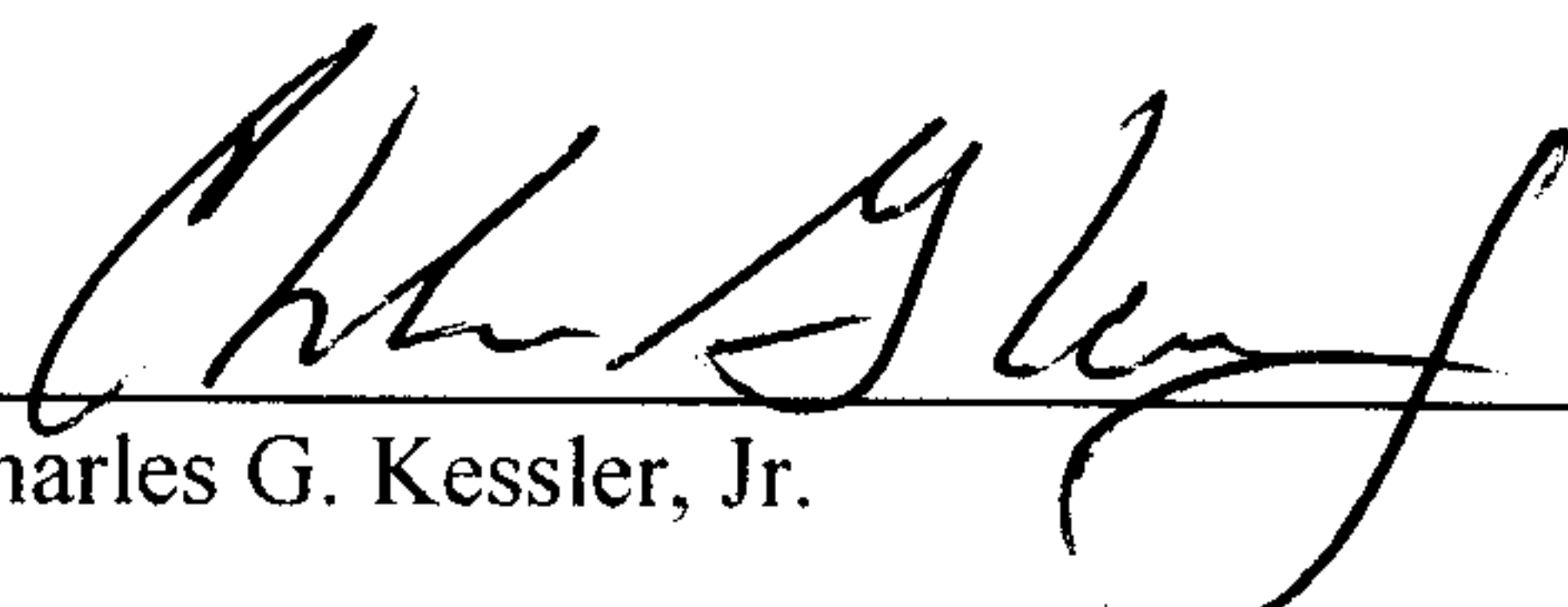
\$187,132.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.


Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her/his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her/his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 13th day of June, 2011.



Charles G. Kessler, Jr.


20110714000204380 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
07/14/2011 10:25:06 AM FILED/CERT

STATE OF ALABAMA)

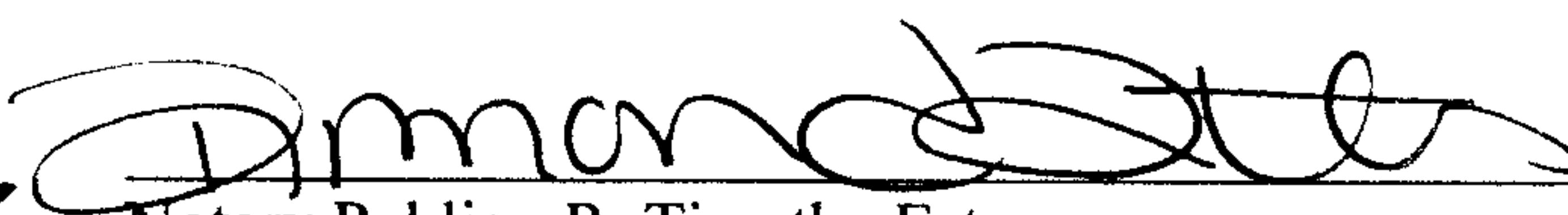
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2011.

Shelby County, AL 07/14/2011
State of Alabama
Deed Tax: \$5.00





Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011

11-0398