

Send tax notice to:
JASON D. MARTIN
3206 GLASGOW LANE
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
Shelby COUNTY

2015289T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Seven Thousand and 00/100 Dollars (\$337,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHRISTOPHER S. SMITH and ROBIN F. SMITH, HUSBAND AND WIFE whose mailing address is: 5425 Woodford Drive Birmingham AL 35242 (hereinafter referred to as "Grantors") by JASON D. MARTIN and TRISHA N MARTIN whose mailing address is: 3206 GLASGOW LANE, 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 18, ACCORDING TO THE MAP AND SURVEY OF KERRY DOWNS, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO: PART OF LOT 17, FIRST ADDITION TO KERRY DOWNS, AS RECORDED IN MAP BOOK 7, PAGE 73, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 18 OF SAID SUBDIVISION, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 137.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GLASGOW CIRCLE, SAID POINT ALSO BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 8 DEGREES 01 MINUTES 17 SECONDS; THENCE LEFT IN A SOUTHEASTERLY DIRECTION AND ALONG SAID CURVE AND RIGHT OF WAY LINE TO THE RIGHT A DISTANCE OF 7.00 FEET; THENCE 4227' 01" LEFT FROM TANGENT OF SAID CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 130.67 FEET TO A POINT ON THE MOST NORTHEASTERLY LINE OF SAID LOT 17; THENCE 77 DEGREES 15' LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 4.46 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015

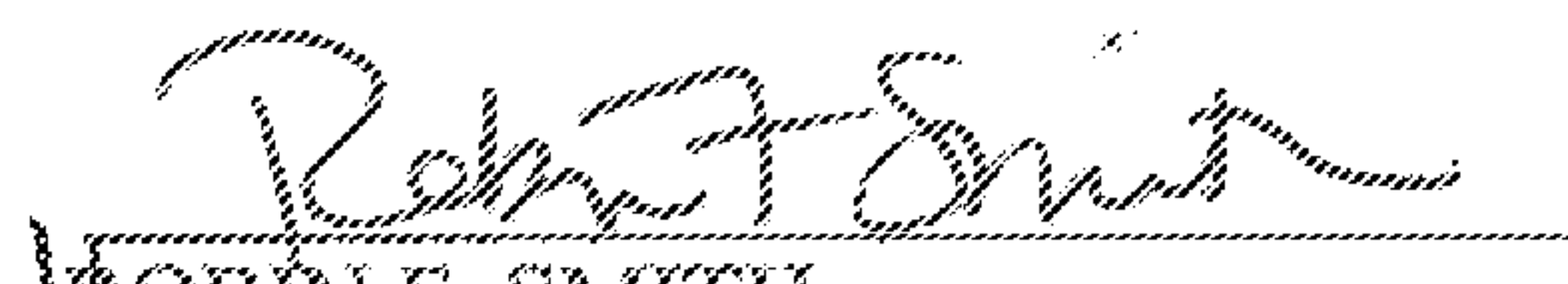
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 7, Page 73 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
4. Mineral and mining rights and all rights incidental recorded in Official Records Book 164, Page 410, of the Probate Records of Shelby County, Alabama.
5. Easement granted to Alabama Power Company recorded in Official Records Book Misc. Vol. 26, Page 535, of the Probate Records of Shelby County, Alabama.
6. Homeowners Association recorded in Official Records Real Book 374, Page 556, of the Probate Records of Shelby County, Alabama.
7. By-Laws recorded in Official Records Real Book 42, Page 549, Real Book 43, Page 371 of the Probate Records of Shelby County, Alabama.

\$337,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of June, 2015.


CHRISTOPHER S. SMITH


ROBIN F. SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

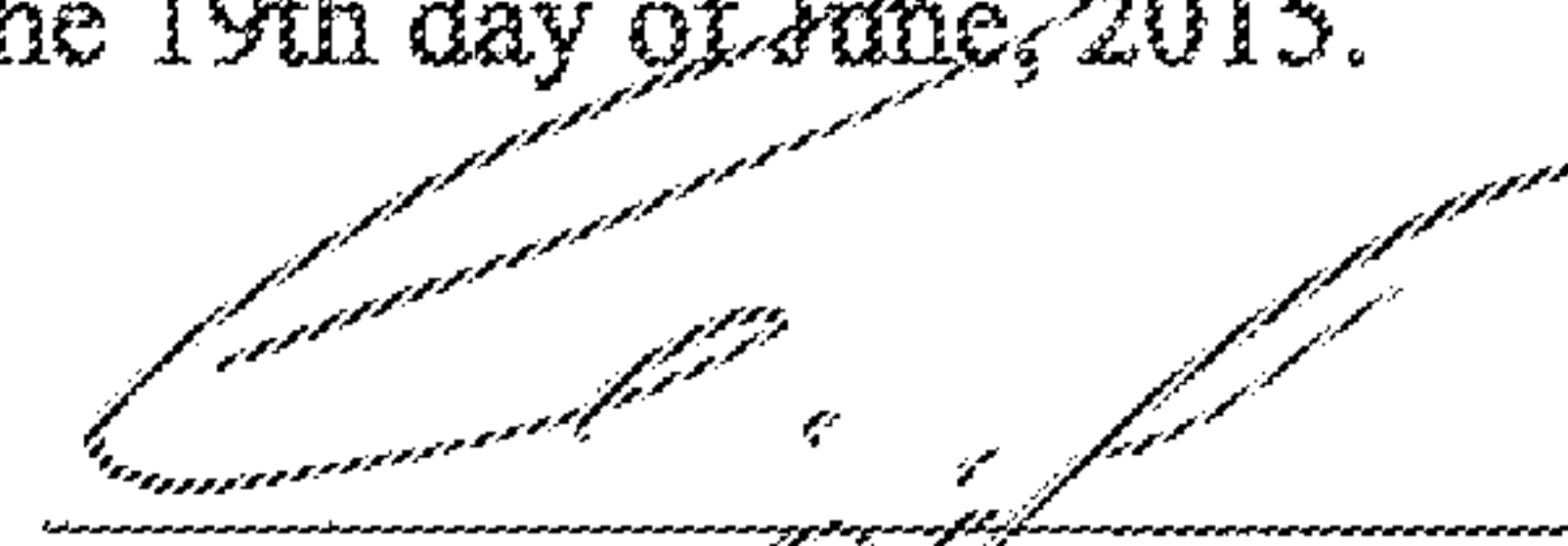
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER S. SMITH and ROBIN F. SMITH whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

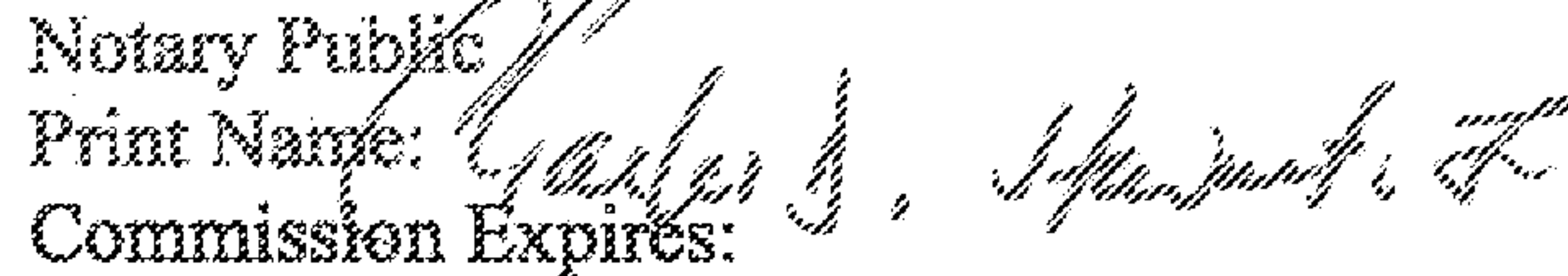
Given under my hand and official seal this the 19th day of June, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/23/2015 12:10:00 PM
\$18.00 CHERRY
20150623000210760

Notary Public

Print Name: 

Commission Expires: 

6-30-16

