


State of Alabama)  
County of Shelby)

WARRANTY DEED

  
20160511000158450 1/1 \$181.00  
Shelby Cnty Judge of Probate, AL  
05/11/2016 07:54:43 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of one hundred sixty seven thousand and no/100 Dollars (\$167,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, William Martin Clem, Jr. and spouse, Starr S. Clem (Grantors) whose address is 291 Covenant Cove, Leeds, AL 35094 do grant, bargain, sell and convey unto Rose W. Robbins (Grantee) whose address is 123 Brook Highland Cove, Birmingham, AL 35242 the following described real estate situated in Shelby County, Alabama to wit:

**LOT 52, ACCORDING TO THE SURVEY OF THE VILLAGE OF BROOK HIGHLAND, AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 123 Brook Highland Cove, Birmingham, AL 35242**

**Subject to:**


Ad valorem taxes due October 1, 2016.  
Minerals and mining rights not owned by Grantors  
Restrictions in INST# 2000-23203.

**TO HAVE AND TO HOLD** unto the said Grantee her heirs, successors and assigns forever;

And said Grantors do for themselves, their heirs, successors, and assigns covenant with said Grantee, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have caused this conveyance to be executed this the 5<sup>th</sup> day of May, 2016.

  
Seal  
WILLIAM MARTIN CLEM, JR.

  
Seal  
STARR S. CLEM

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that William Martin Clem, Jr. and spouse, Starr S. Clem whose names are signed to the foregoing conveyance and who are personally 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 of office this 5<sup>th</sup> day of May, 2016.

  
Notary Public  
Commission Expires: 11/09/18

Prepared by:  
Gene W. Gray, Jr.  
2100 SouthBridge Parkway  
Suite 338  
Birmingham, AL 35209  
205-879-3400  
File 216119

**Send Tax Notice to:**  
Rose W. Robbins  
123 Brook Highland Cove  
Birmingham, AL 35242  
#03-9-32-0-006-052

Shelby County, AL 05/11/2016  
State of Alabama  
Deed Tax: \$167.00