

Send tax notice to:
MICHAEL ROBINSON
90 MILLER CIRCLE
PELHAM, AL 35124

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

2016302

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$667,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BARRY W. MARTIN and JANE C. MARTIN, husband and wife whose mailing address is: 159 Valley View Lane, Fritch Springs, AL 35124 (hereinafter referred to as "Grantors") by MICHAEL K. ROBINSON and TRICIA N. ROBINSON whose property address is: 90 MILLER CIRCLE, PELHAM, AL, 35124 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Easement(s), building line(s) and restriction(s) as shown on recorded map
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$417,000.00 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 11th day of July, 2016.

Barry W. Martin
By and through Jane C. S. Martin
His attorney in fact

BARRY W. MARTIN

By and through Jane C. S. Martin

His attorney in fact

Jane C. Martin
JANE C. MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JANE C. MARTIN 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 11th day of July, 2016.

Charles D. Spencer Jr.
Notary Public
Print Name: *Charles D. Spencer Jr.*
Commission Expires: *7-30-20*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jane C. S. Martin whose name as Agent and Attorney in Fact for Barry W.
Martin, is signed to the foregoing instrument, and who is known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument, she
executed the same voluntarily in her capacity as Attorney in Fact for Barry W. Martin on
the day the same bears date.

Given under my hand and official seal this the 11th day of July, 2016.

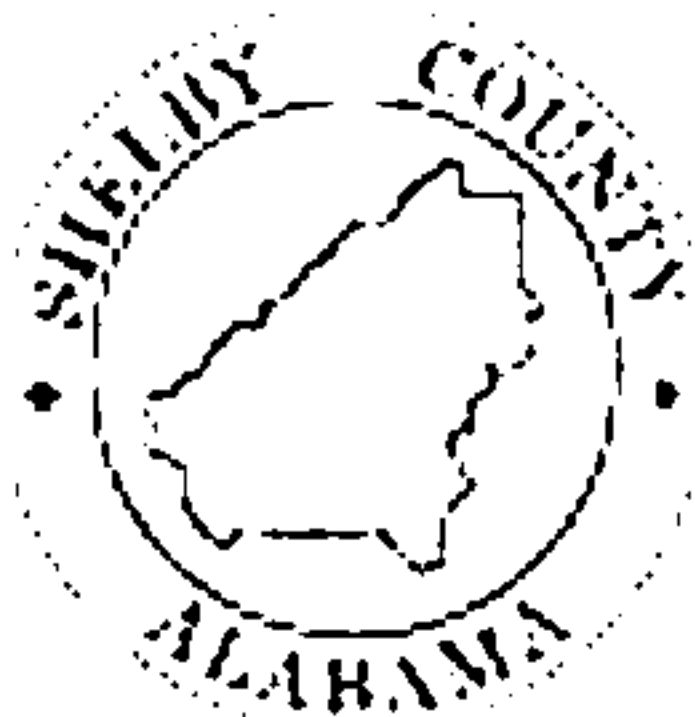
Charles D. Spencer Jr.
Notary Public
Print Name: *Charles D. Spencer Jr.*
Commission Expires: *7-30-20*

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2, according to the Survey of Colburn Subdivision, as recorded in Map Book 9, Page 24, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A tract of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said quarter-quarter section, thence North along the West line thereof a distance of 300.0 feet to the point of beginning; thence continue North along said West line of 247.0 feet; thence right 49 degrees and run Northeast 294.84 feet to the South right of way line of Miller Circle; thence an angle right of 114 degrees 57 minutes 30 seconds to tangent of a curve to the left, said curve having a radius of 248.24 feet and subtending a central angle of 45 degrees 53 minutes 15 seconds; thence along the arc of said curve a distance of 198.81 feet; thence 80 degrees 35 minutes and run South 365.31 feet; thence 90 degrees right and run West 317.20 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2016 02:33:48 PM
\$271.50 CHERRY
20160713000243910

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name and title.