

This Instrument Was Prepared By:
Jack R. Thompson, Jr. Esq.
The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Kathleen R. King
166 Goel Road
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

20160825000307330

COUNTY OF SHELBY

08/25/2016 10:55:30 AM
DEEDS 1/2

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and no/100 and 00/100 (\$260,000.00), the amount which can be verified in Sales Contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Alan Behling and wife, Lindy Behling, whose mailing address is 33 Old Field Hill Road, Unit 17, Southbury, CT 06488, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, Kathleen R. King, whose mailing address is 166 Goel Road, Birmingham, AL 35244, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, the address of which is 166 Goel Road, Birmingham, AL 35244 to wit:

Lot 1, according to the Survey of Haven Ridge Estates (Amaro Subdivision), as recorded in Map Book 14, page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except that portion of Lot 1 that is situated within Lot 2 of the same subdivision as shown by that certain survey prepared by Robert C. Farmer dated November 29, 1992, the effect of the Farmer Survey means that the length of the Southern boundary is equal to 119.50' rather than 125' and the length of the Northern boundary is equal to 119.10' rather than 125' as shown by the recorded map.

Subject to ad valorem taxes for the current year and subsequent years.

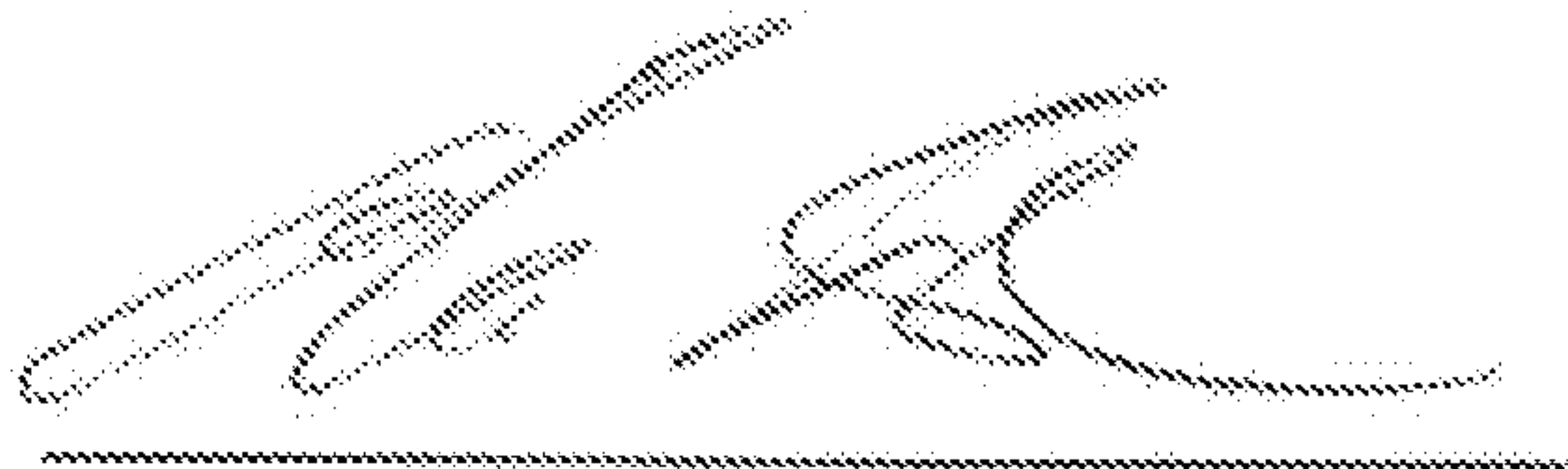
Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

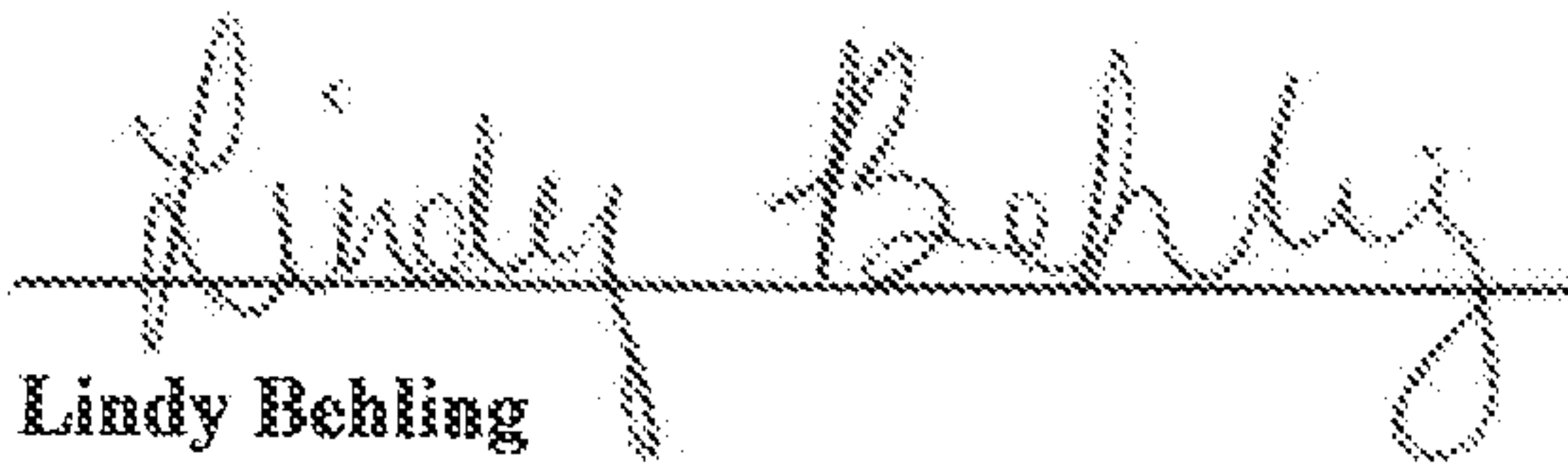
Note: \$270,746.00, of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs 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 a 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, have hereunto set his/her/their hand(s) and seal(s) this the 21 day of August, 2016.



Alan Behling



Lindy Behling

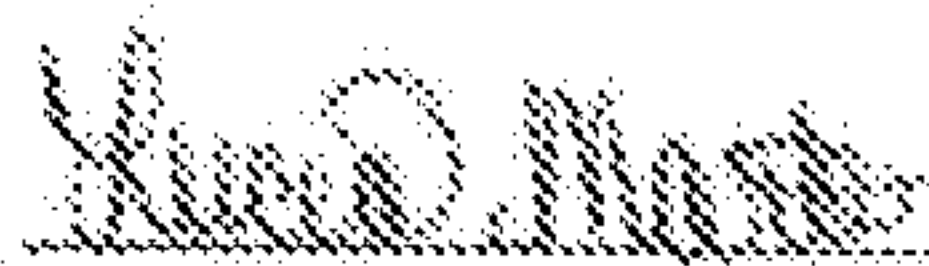
20160825000307330 08/25/2016 10:55:30 AM DEEDS 2/2

STATE OF Connecticut

New Haven County ss: Southbury

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Alan Behling and Lindy Behling, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance she executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of August, 2016.


Notary Public

My Commission Expires: My Commission Expires
April 30, 2018

(SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/25/2016 10:55:30 AM
\$19.00 CHERRY
20160825000307330

