

Send tax notice to:
KEVIN S. MARRS
5045 LONGLEAF 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

2017120

20170321000093850
03/21/2017 10:08:39 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROY F. ROMAN and JAN WILSON ROMAN, HUSBAND AND WIFE **whose mailing address** is: 2004 Bluestone Circle, Birmingham AL 35242 (hereinafter referred to as "Grantors") by KEVIN S. MARRS and KRISTEN R. MARRS and ANNIE MARRS **whose property address** is: 5045 LONGLEAF 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 55-A, according to the Resurvey of Lots 21, 22, 53-55, 58-66 and 86-89, of the Amended Map of Hickory Ridge, as recorded in Map Book 13, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. All matters as set forth as shown on the plat as recorded in Plat Book 11, Page 79 and Plat Book 13, Page 147 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, whether or not appearing in the Public record.
4. Release of damages as recorded in Book 108, Page 150 of the Probate Records of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 139, Page 140 and Book 167, Page 406 of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 153, Page 992 and amended in Book 262, Pages 764 and 766
7. Agreement with Alabama Power Company for underground residential distribution as shown by instrument(s) recorded in Book 158, Page 720 of the Probate Records of Shelby County, Alabama.
8. Terms, agreements and right of way to Alabama Power Company as recorded in Book 158, Page 723 of the Probate Records of Shelby County, Alabama.
9. Right of way to the Water Works and Sewer Board of the City of Birmingham in Book 144, Page 878 of the Probate Records of Shelby County, Alabama.
10. Notice is hereby given that the recorded subdivision map recorded in Map Book 11, Page 59; Map Book 11, Page 79 and Map Book 13, Page 147, contains on the face of same a statement pertaining to natural lime sinkholes of the Probate Records of Shelby County, Alabama.

\$160,000.00 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 17th day of March, 2017.

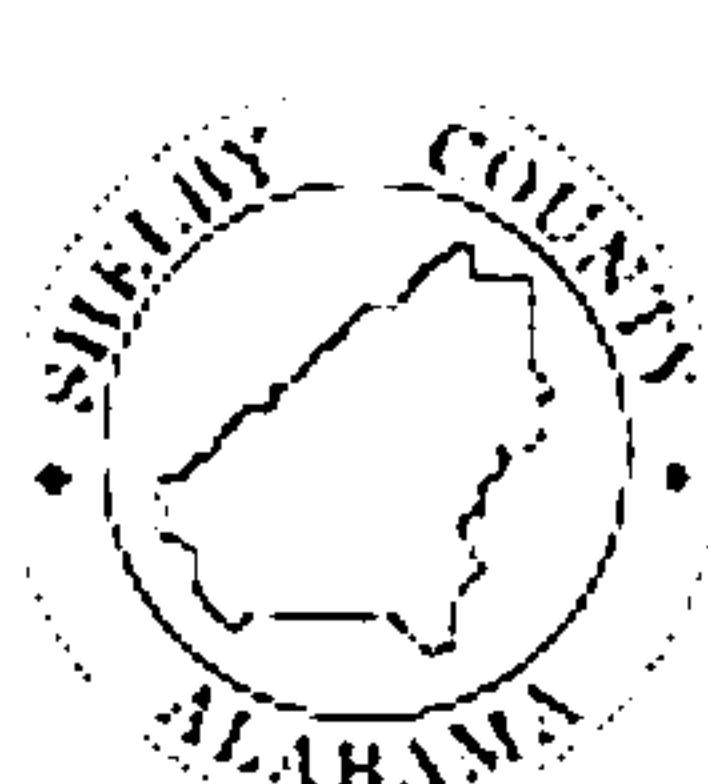
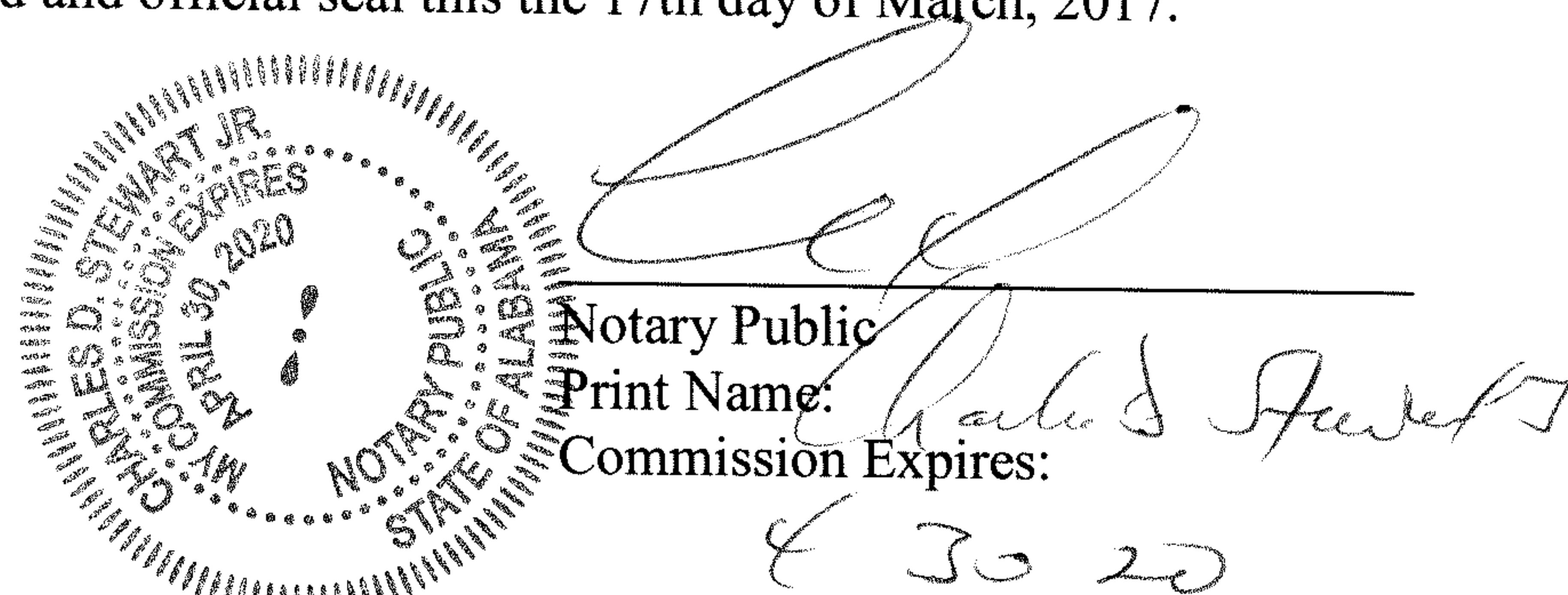
ROY F. ROMAN
ROY F. ROMAN

JAN WILSON ROMAN
JAN WILSON ROMAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROY F. ROMAN and JAN WILSON ROMAN 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 17th day of March, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/21/2017 10:08:39 AM
\$198.00 CHERRY
20170321000093850

J.W. Fuhrmeister