

Send tax notice to:
Danny V. Dambro and Niki D. Dambro
214 Hawthorn Street
Birmingham, AL 35242
HOV1800009

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180202000034890
02/02/2018 08:14:31 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Robert E. Marsh, Jr., an unmarried man and Brian J. Rudolph, an unmarried man**, whose mailing address is 2420 LAKE PARKE COURT BIRMINGHAM AL 35242 (hereinafter referred to as "Grantors"), by **Danny V. Dambro and Niki D. Dambro** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 16-08, Mt Laurel - Phase III, being a subdivision recorded in Map Book 34, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

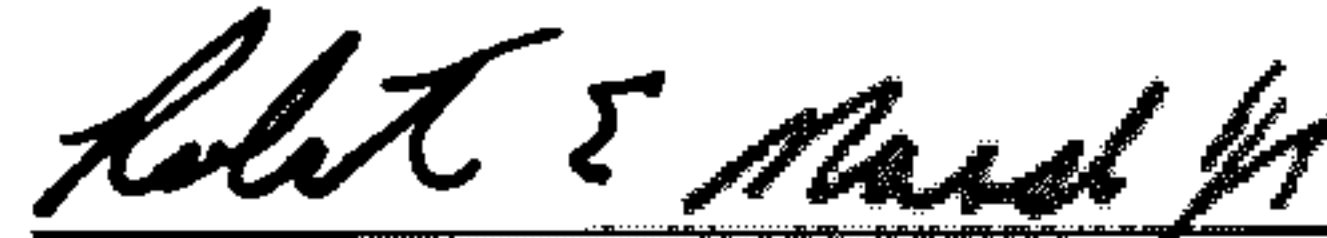
MINING AND MINERAL RIGHTS EXCEPTED.

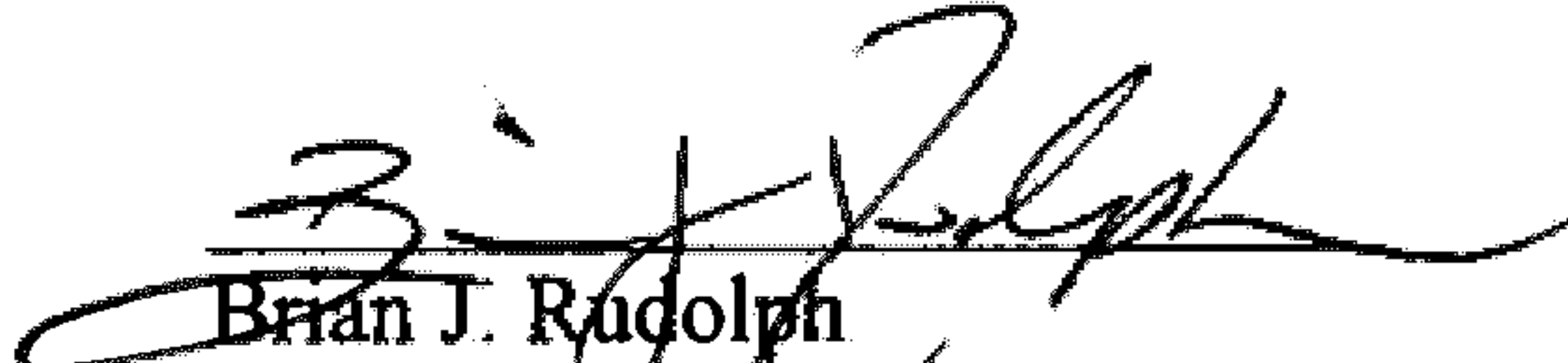
\$270,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Robert E. Marsh, Jr. and Brian J. Rudolph have hereunto set their signatures and seals on January 30, 2018.


Robert E. Marsh, Jr.


Brian J. Rudolph

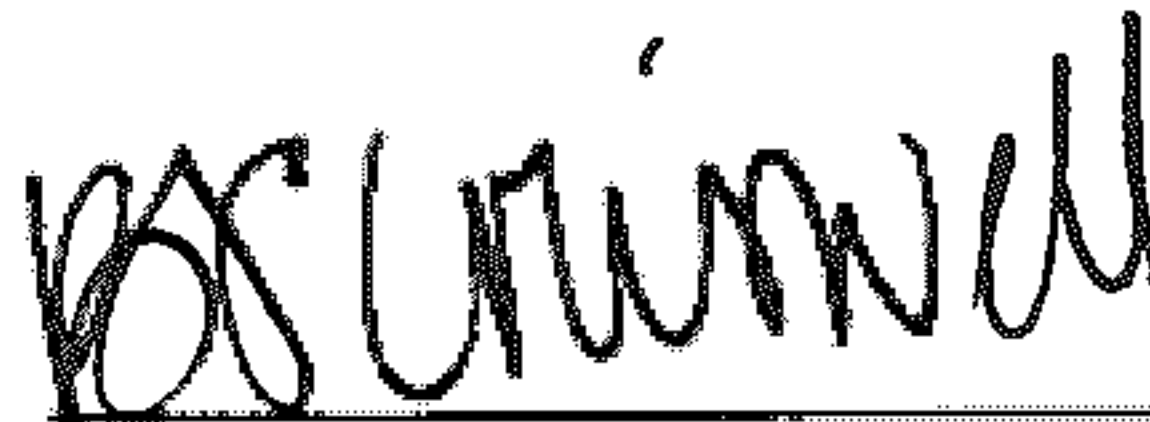
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Marsh, Jr. and Brian J. Rudolph, 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 30th day of January, 2018.

(NOTARIAL SEAL)





Notary Public

Print Name: Berkley Jade Criswell

Commission Expires: 08/21/2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 08:14:31 AM
\$108.00 CHERRY
20180202000034890

