

Send tax notice to:
Aaron Jason Kressig
104 Cedar Cove Ln.
Pelham, AL 35124
HOV1800075

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

State of Alabama
County of Shelby

20180312000078680
03/12/2018 10:50:40 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty Eight Thousand Four Hundred and 00/100 Dollars (\$188,400.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Timothy D. Brokaw, an unmarried man**, whose mailing address is 135 Antelope Ridge Loop, Laramie, WY 82072 and **Veronica L. Brokaw, an unmarried woman**, whose mailing address is 7501 Sage Oak, Live Oak, TX 78233(hereinafter referred to as "Grantor"), by **Aaron Jason Kressig** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Map and Survey of Cedar Cove, Royal Addition, as recorded in Map Book 12, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

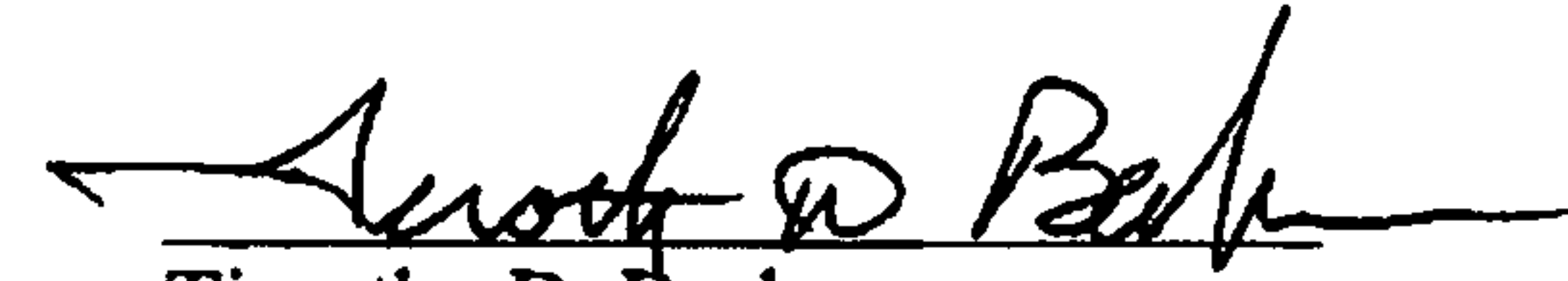
MINING AND MINERAL RIGHTS EXCEPTED.

\$178,980.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

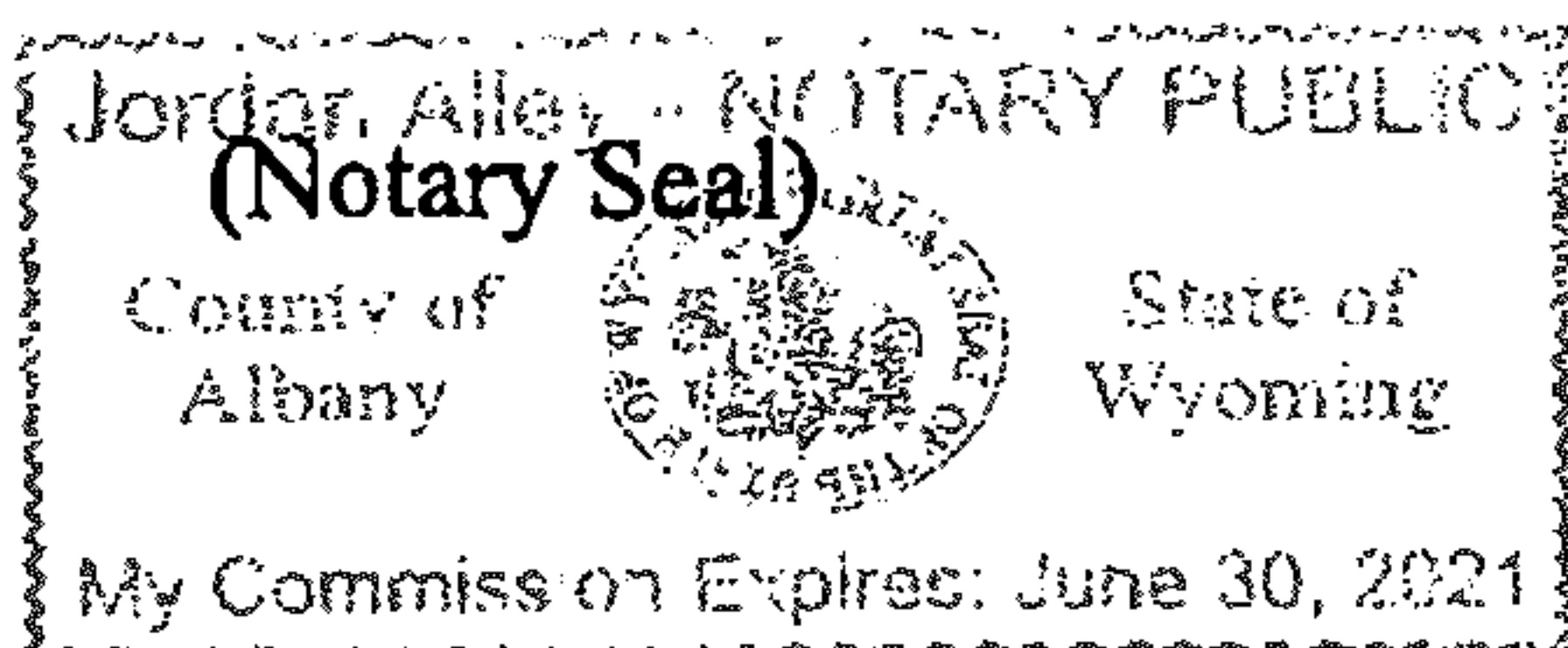
IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 5th day of March, 2018.



Timothy D. Brokaw

STATE OF Wyoming
COUNTY OF Albany

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy D. Brokaw, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of March, 2018.




Notary Public
Print Name: Jordan Alley
Commission Expires: 06/30/21

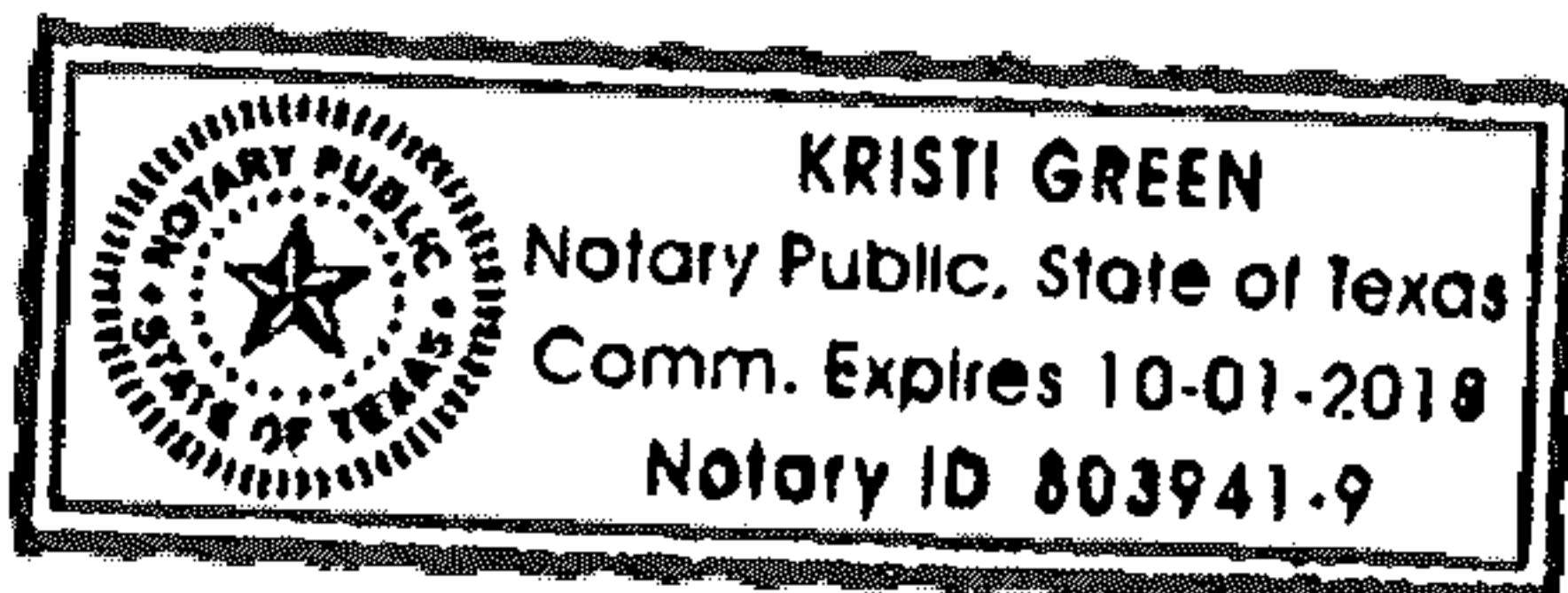
Veronica L. Brokaw
Veronica L. Brokaw

STATE OF TEXAS
COUNTY OF BEXAR

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Veronica L. Brokaw, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of March, 2018.

(Notary Seal)



Kristi Green
Notary Public
Print Name: KRISTI GREEN
Commission Expires: 10.01.18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/12/2018 10:50:40 AM
\$30.50 CHERRY
20180312000078680

James W. Fuhrmeister