

Send tax notice to:  
ROBERT G FLANDERS  
840 REACH CREST  
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

2018114

SHELBY COUNTY

**WARRANTY DEED**

**20180419000131620  
04/19/2018 11:31:02 AM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOHN R. KITCHEN and JOSEPHINE A. KITCHEN**, husband and wife, whose mailing address is: 825 Reach Crest, Birmingham, AL 35242 (hereinafter referred to as “Grantors”) by **ROBERT G FLANDERS and BARBARA FLANDERS** whose property address is: 840 Reach Crest, 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 83, according to the Survey of Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A and 58B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
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.
4. Restrictions appearing of record in Inst. No. 2002-50825; Inst. No. 2004-50636; Inst. No. 2006-59954 and Inst. No. 2003-41891.

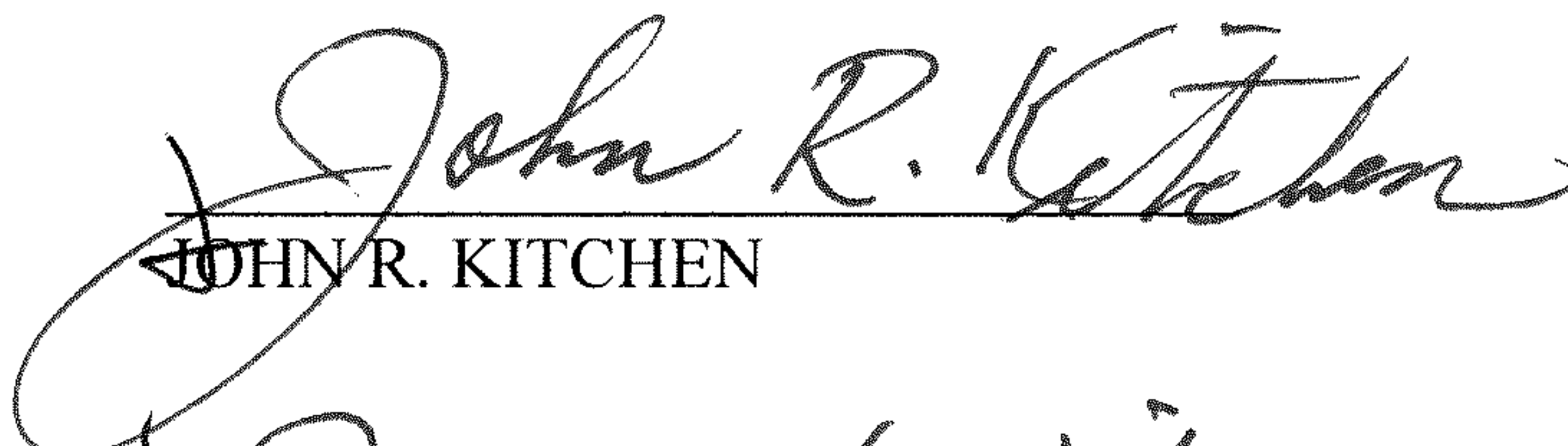
**\$135,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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.



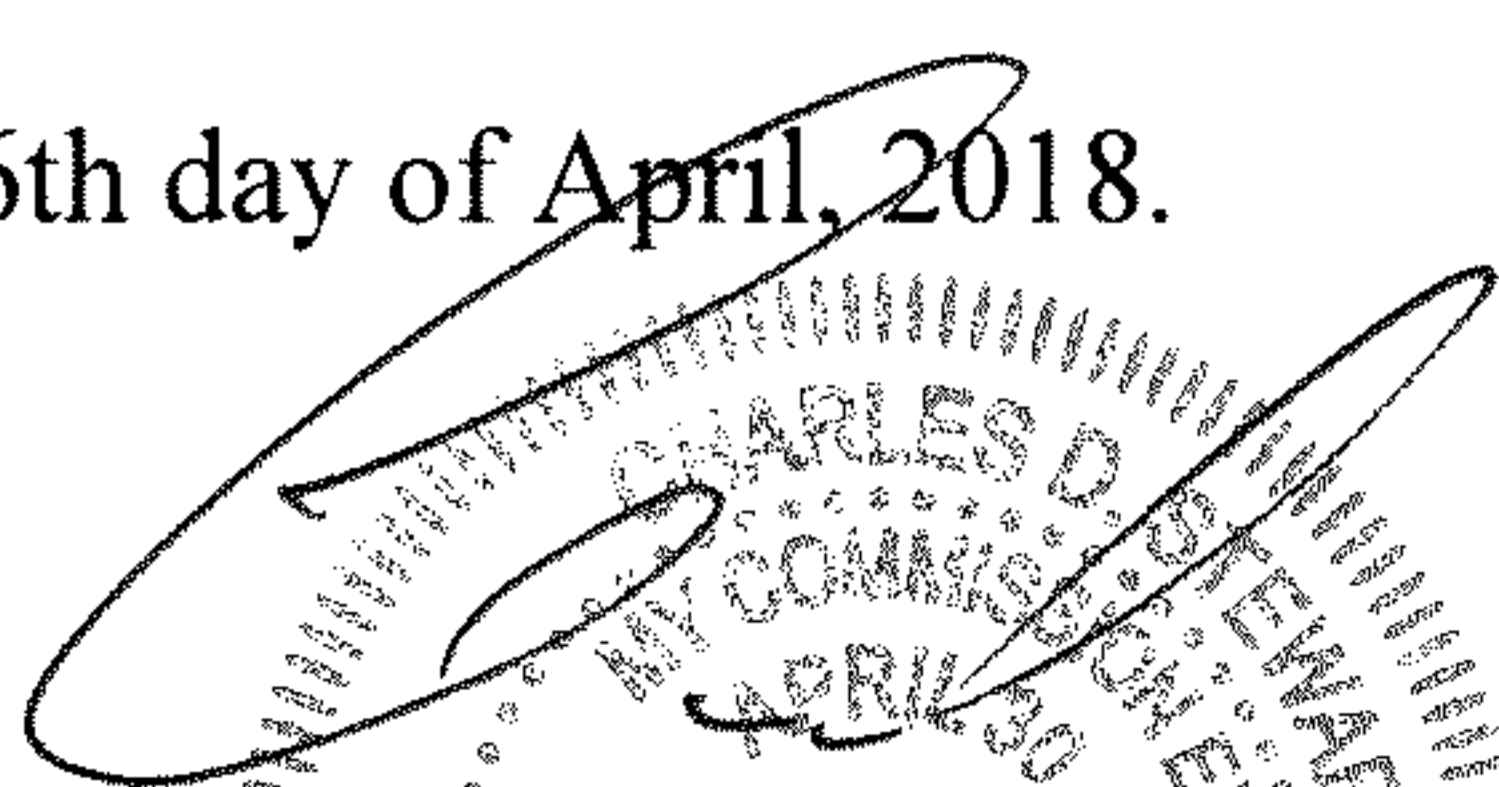
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal  
this the 16th day of April, 2018.

  
JOHN R. KITCHEN  
  
JOSEPHINE A. KITCHEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JOHN R. KITCHEN and JOSEPHINE A. KITCHEN whose names are signed  
to the foregoing instrument, and who are known to me, acknowledged before me on this  
day, that, being informed of the contents of the said instrument, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2018.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 04/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/19/2018 11:31:02 AM  
\$52.00 CHERRY  
20180419000131620

