

Send tax notice to:  
ROBERT GRUBB  
200 STONEGATE DRIVE  
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

2018246

SHELBY COUNTY

**WARRANTY DEED**

**20180508000156990**  
**05/08/2018 12:38:54 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred One Thousand and 00/100 Dollars (\$301,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **SAL MARINO and PAULA MARINO**, husband and wife, whose mailing address is: 189 STONEGATE DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **ROBERT GRUBB and SHAWN GRUBB** whose mailing address is: 4413 Ashington Cir., Bham, 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 8-A, according to the Survey of Marino Resurvey of Lot 8 Stonegate Realty - Phase One, as recorded in Map Book 44, Page 32, 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. Easements as shown by recorded plat. included 30 feet storm and trail easement on the Southerly side of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 176, Page 381; Deed Book 185, Page 475; Real 15, Page 899; Deed Book 148, Page 18; Deed Book 182, Page 326; Deed Book 184, Page 172; Deed Book 138, Page 307; Deed Book 240, Page 444; Deed Book 321, Page 269; Deed Book 331, Page 840; Deed Book 310, Page 991; Deed Book 242, Page 148; Deed Book 180, Page 35 in the Probate Office of Shelby County, Alabama.
4. Agreement as set out in Instrument No. 1993/8112 in the Probate Office of Shelby County, Alabama. (Applies on that part of the land lying within 100 feet of the water's edge of each of the two lakes on the land)
5. Terms, conditions, reservations and restrictions contained in the agreement dated March 19, 1993 by and between "Smyer" and Shelby Lake Corporation as set out by Instrument No. 1993/8110 in the Probate Office of Shelby County, Alabama.
6. Easement and Use Restrictions Agreement recorded as Instrument No 2001/02969 in the Probate Office of Shelby County, Alabama.

20180508000156990 05/08/2018 12:38:54 PM DEEDS 2/2  
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 4th day of May, 2018.

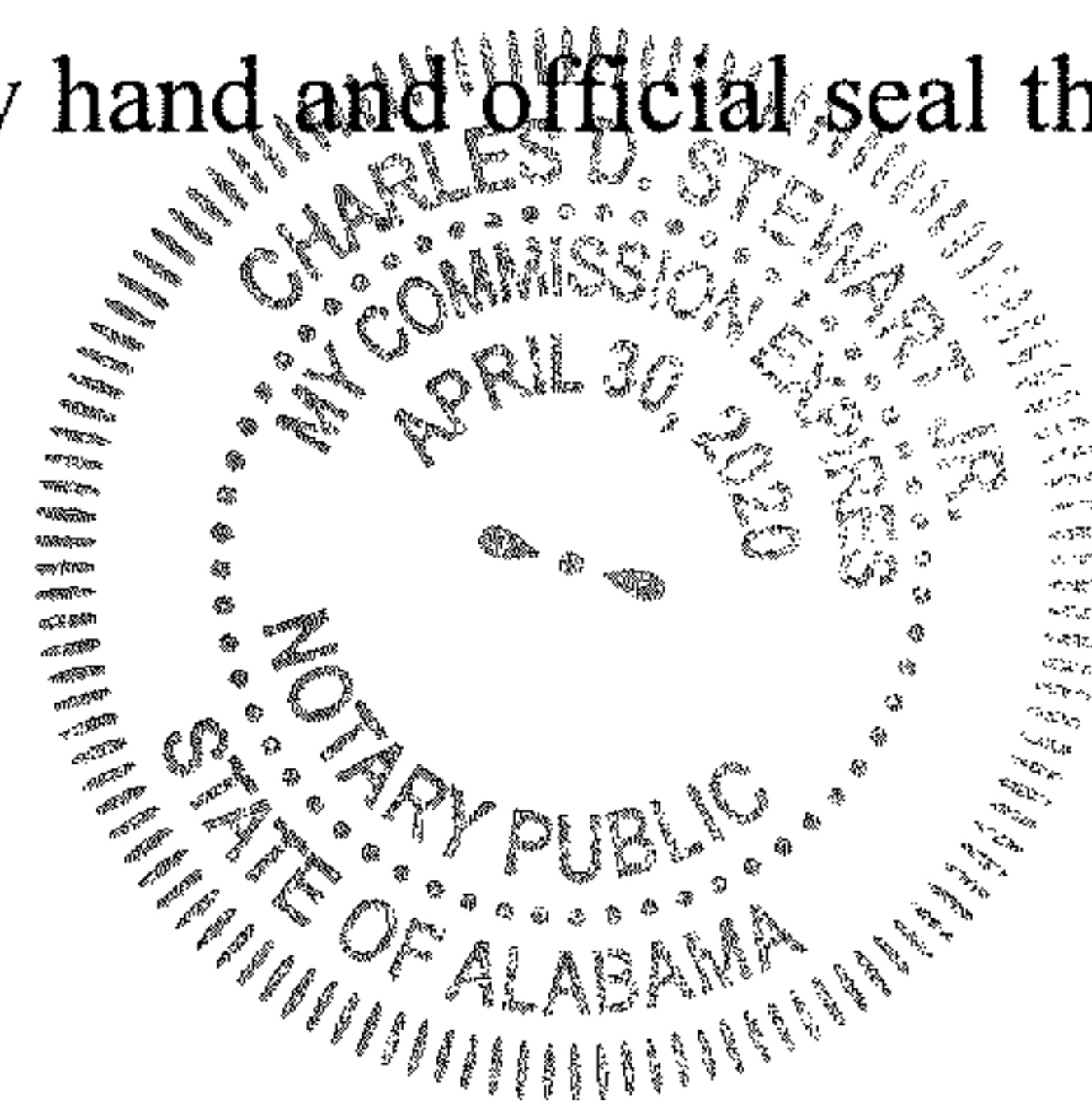
  
SAL MARINO

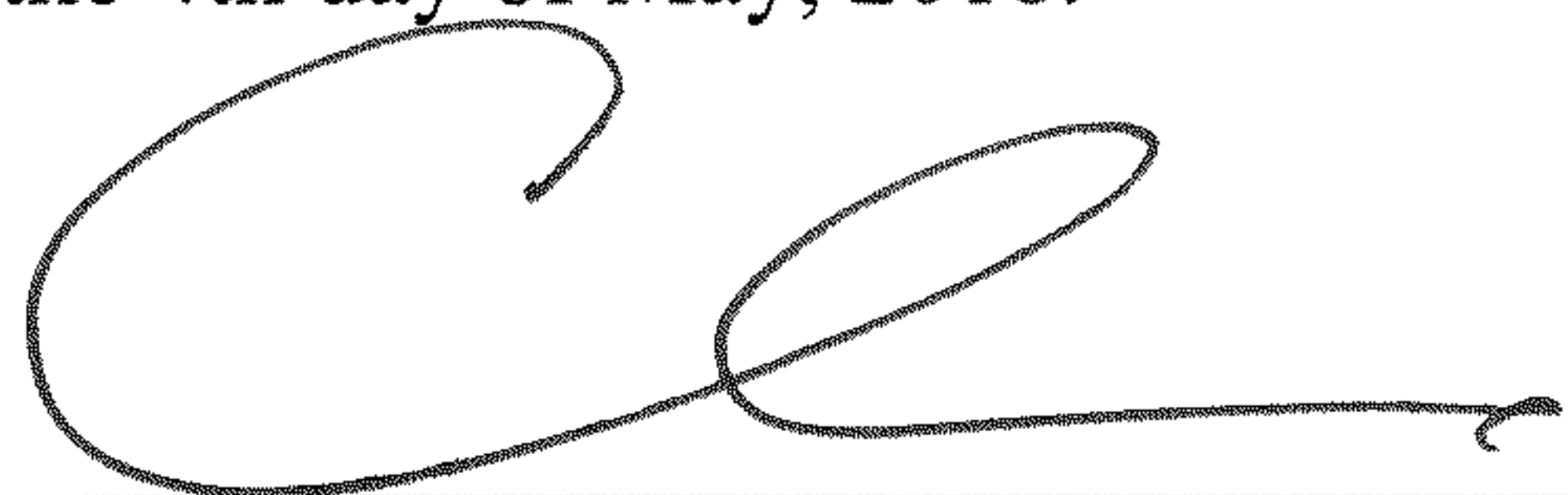
  
PAULA MARINO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAL MARINO and PAULA MARINO 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 4th day of May, 2018.





Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2018 12:38:54 PM  
\$319.00 CHERRY  
20180508000156990

