

Send tax notice to:
TAYLOR C. ROBINSON
5244 KIRKWALL 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

2018273

20180606000198940
06/06/2018 11:44:00 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **C. EDGAR THOMAS and DOLORES D. THOMAS**, husband and wife, whose mailing address is: 11077 ROANOKE LOOP, DAPHNE, AL 36526 (hereinafter referred to as "Grantors") by **TAYLOR C. ROBINSON and TIFFANY ROBINSON** whose property address is: 5244 KIRKWALL 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 32, Block 1, according to the Survey of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152 A & B, 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. Restrictions appearing of record in Misc. Book 20, Page 159.
3. Agreement with Alabama Power Company as recorded in Misc. Book 20, Page 423.
4. Easement as to underground cables as recorded in Misc. Book 20, Page 629.
5. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 48, Page 372, and any damages relating to the exercise of such rights or the extraction of such minerals.
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 307, Page 423.

\$332,500.00 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 1st day of June, 2018.


C. EDGAR THOMAS

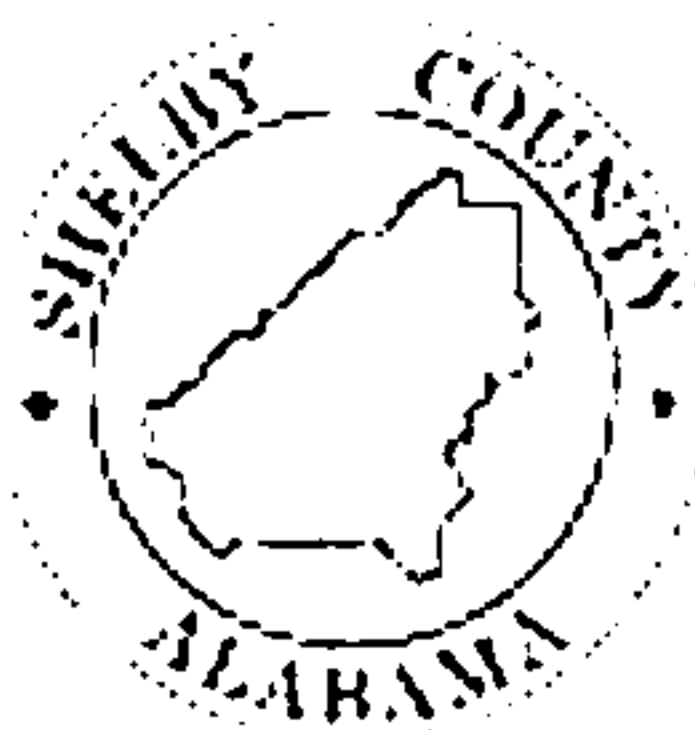

DOLORES D. THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. EDGAR THOMAS and DOLORES D. THOMAS 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 1st day of June, 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
06/06/2018 11:44:00 AM
\$35.50 CHERRY
20180606000198940

