

Send tax notice to:  
DAVID NICHOLAS HOHNSTEIN  
731 ROSEBURY ROAD  
HELENA, AL, 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018343

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Three Thousand Nine Hundred and 00/100 Dollars (\$343,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ELLIOTT FOLMAR and JESSICA FOLMAR**, husband and wife, whose mailing address is: 132 Pink Orchard Dr. Mooresville NC 28115 (hereinafter referred to as "Grantors") by **DAVID NICHOLAS HOHNSTEIN and HOLLY G. HOHNSTEIN** whose property address is: 731 ROSEBURY ROAD, HELENA, AL, 35080 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 128, according to the survey of Hillsboro Subdivision, Phase III, as recorded in Map Book 39, Page 123 A, B, and C, 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. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 39, Page 123 A, B & C, of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Homeowners Association recorded in Instrument #20081114000439290, of the Probate Records of Shelby County, Alabama.
5. Right of Granted to Alabama Power Company recorded in Book 2006, Page 422215, of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument #20061121000567590 and Instrument #20140908000281620, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 2006, Page 56760, Book 2007, Page 1635 and Book 2006, Page 56759, of the Probate Records of Shelby County, Alabama.

**\$351,293.00 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 15th day of June, 2018.

*Elliott Folmar by and  
through Jessica Folmar  
his attorney in fact*

ELLIOTT FOLMAR  
By and through Jessica Folmar  
His attorney in fact

*Jessica Folmar.*  
JESSICA FOLMAR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JESSICA FOLMAR whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2018.

*[Signature]*  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/2020

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Folmar, whose name as Agent and Attorney in Fact for Elliott Folmar, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Elliott Folmar on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2018.

*[Signature]*  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 4/30/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/19/2018 12:01:02 PM  
\$19.00 CHERRY  
20180619000217520

*[Signature]*