

This Instrument was Prepared by:

Lauren N. Smith, Esquire for National Title and Appraisal, Inc.  
80 N Village Dr  
Gardendale, AL 35071  
File No.: 186078

Send Tax Notice To: Giji Kurian  
Sheeba Kurian  
4108 Kinross Cir  
Birmingham, AL 35242

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

20180703000236200

County of Shelby

07/03/2018 08:30:22 AM

DEEDS 1/1

That in consideration of the sum of **Four Hundred Sixty One Thousand Dollars and No Cents (\$461,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Stephen T. Hobbs and Karol D. Hobbs, a married couple, whose mailing address is 4044 Eagle Ridge Ct Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Giji Kurian and Sheeba Kurian, whose mailing address is 4108 Kinross Cir, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **4108 Kinross Cir., Birmingham, AL 35242**; to wit;

Lot 354, according to the Survey of Brook Highland, as Eddleman Community, 7th Sector, as recorded in Map Book 13, page 99 A & B in the Probate Office of Shelby County, Alabama.

**Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$261,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of June, 2018.

  
Stephen T. Hobbs

  
Karol D. Hobbs

State of Alabama

County of Jefferson

I, Shelby, a Notary Public in and for the said County in said State, hereby certify that **Stephen T. Hobbs and Karol D. Hobbs**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2018.

  
Notary Public, State of Alabama

My Commission Expires: 12/3/21

WILLIAM FRANK TARRANT  
Notary Public  
Alabama State at Large



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/03/2018 08:30:22 AM  
\$215.00 DEBBIE  
20180703000236200

