

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 186262

Send Tax Notice To: James M Brock

Jane H. Brock
5230 Cahaba Valley Cove
Birmingham, AL 35242

20180911000325570
09/11/2018 08:50:25 AM
DEEDS 1/2

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Thousand Dollars and No Cents (\$700,000.00)**, 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, Paul F. Polhill and Lisa E. Polhill, a married couple, whose mailing address is P.O. Box 1301 Newland, NC 28657 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James M Brock and Jane H. Brock, whose mailing address is 5230 Cahaba Valley Cove, 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 **5230 Cahaba Valley Cove, Birmingham, AL 35242**; to wit;

A parcel of land being located in the Northwest Quarter of the Northwest Quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 13; thence North 0 degrees 28 minutes 08 seconds West a distance of 295.85 feet to an iron pin found said point being the Point of Beginning; thence North 0 degrees 08 minutes 05 seconds West a distance of 372.69 feet to an iron pin found; thence North 43 degrees 53 minutes 30 seconds West a distance of 179.95 feet to an iron pin found and the beginning of a curve to the left having a radius of 90.0 feet, a central angle of 93 degrees 12 minutes 30 seconds and subtended by a chord which bears South 89 degrees 30 minutes 15 seconds West a distance of 130.79 feet; thence along the arc of said curve a distance of 146.41 feet to the end of said curve; thence South 42 degrees 54 minutes 00 seconds West a distance of 39.02 feet; thence South 5 degrees 37 minutes 53 seconds East a distance of 250.53 feet; thence South 13 degrees 26 minutes 03 seconds East a distance of 200.33 feet; thence South 82 degrees 20 minutes 33 seconds East a distance of 213.88 feet to the Point of Beginning; being situated in Shelby County, Alabama.

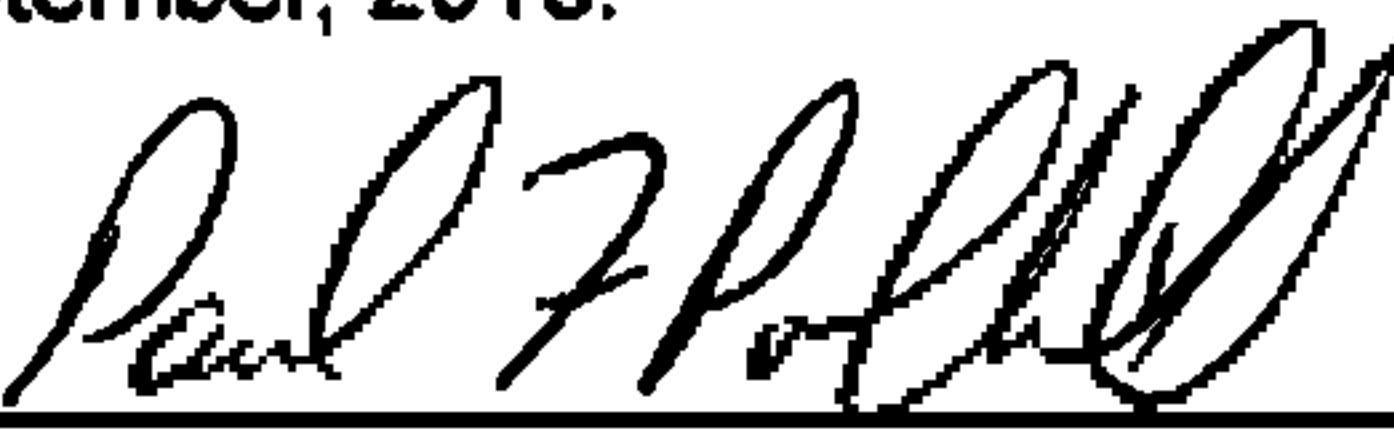
Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$453,100.00 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of September, 2018.


Paul F. Polhill


Lisa E. Polhill

State of Alabama

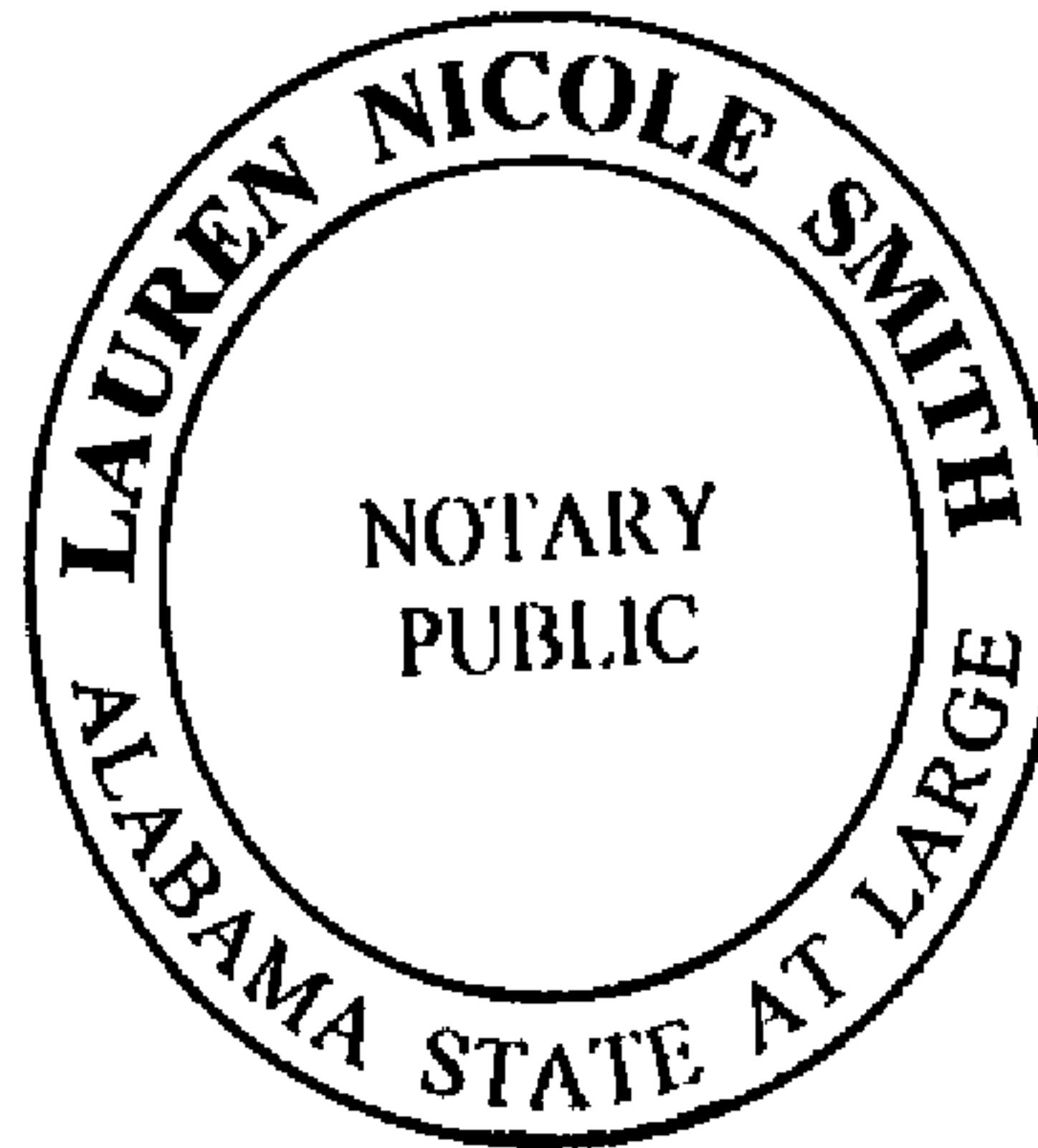
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Paul F. Polhill and Lisa E. Polhill, 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 10th day of September, 2018.


Lauren Nicole Smith
Notary Public, State of Alabama

My Commission Expires: 2/2/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2018 08:50:25 AM
\$265.00 DEBBIE
20180911000325570

