

20181214000438580

12/14/2018 04:04:45 PM

DEEDS 1/2

Send tax notice to:

Travis Robinson and Leann Robinson

113 Foliage View Rd.

Alabaster, AL 35007

HOV1800657

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy Thousand and 00/100 Dollars (\$70,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Melissa M. Willis and James J. Willis, Jr., wife and husband**, whose mailing address is 120 Wisteria Dr., Alabaster, AL 35007 (hereinafter referred to as "Grantors"), by **Travis Robinson and Leann Robinson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is 212 Maranatha Trail, Alabaster, AL 35007, to-wit:

Lots 28, 29 and 30, according to the Map of Maple Ridge Subdivision as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

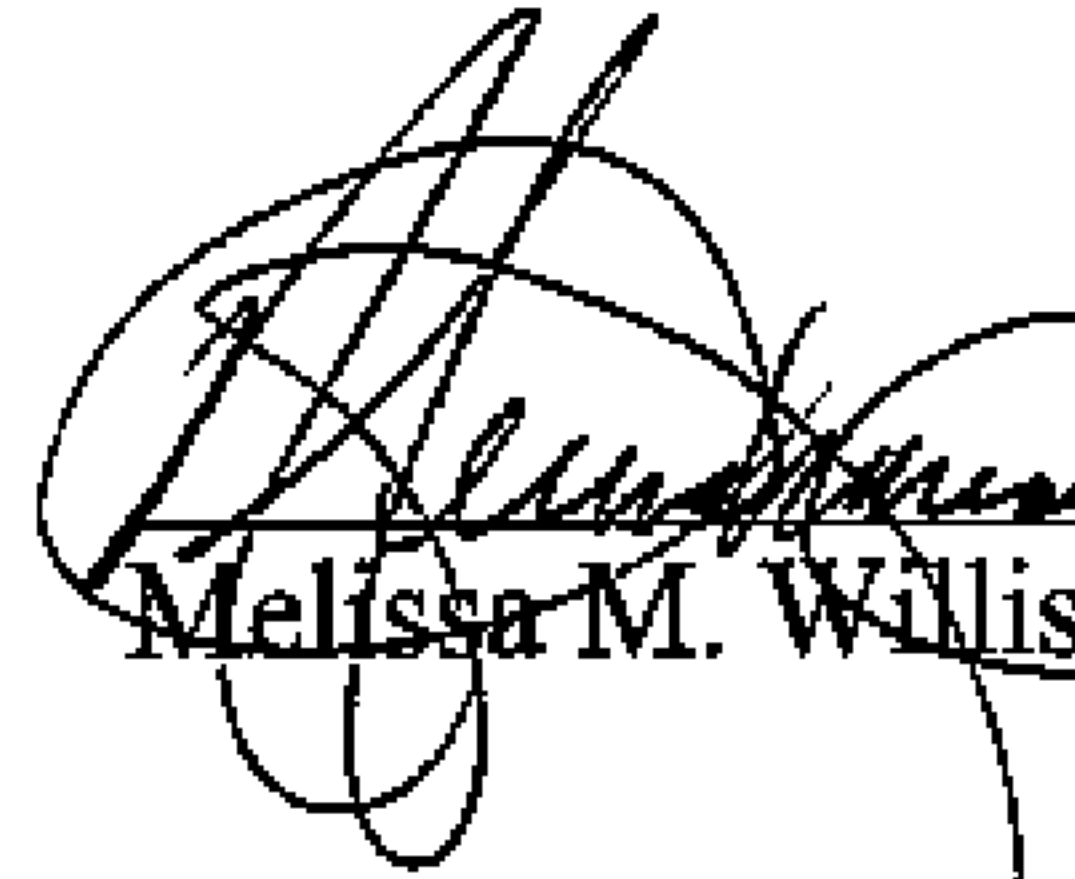
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Melissa M. Willis and James J. Willis, Jr. have hereunto set their signatures and seals on December 14, 2018.


Melissa M. Willis


James J. Willis, Jr.
by his attorney in fact, *in fact*
Melissa M. Willis

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STATE OF ALABAMA
COUNTY OF JEFFERSON

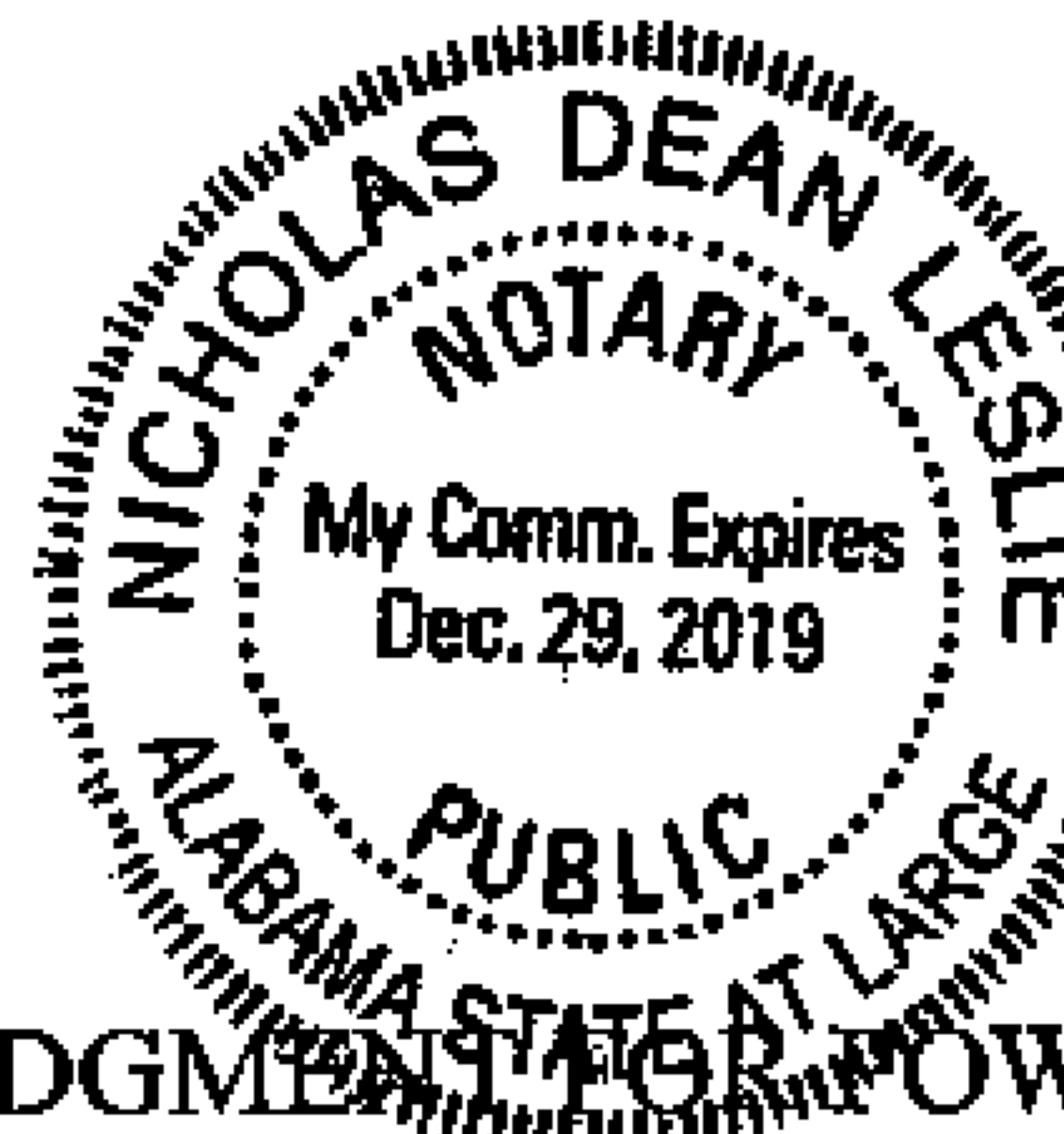
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa M. Willis, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

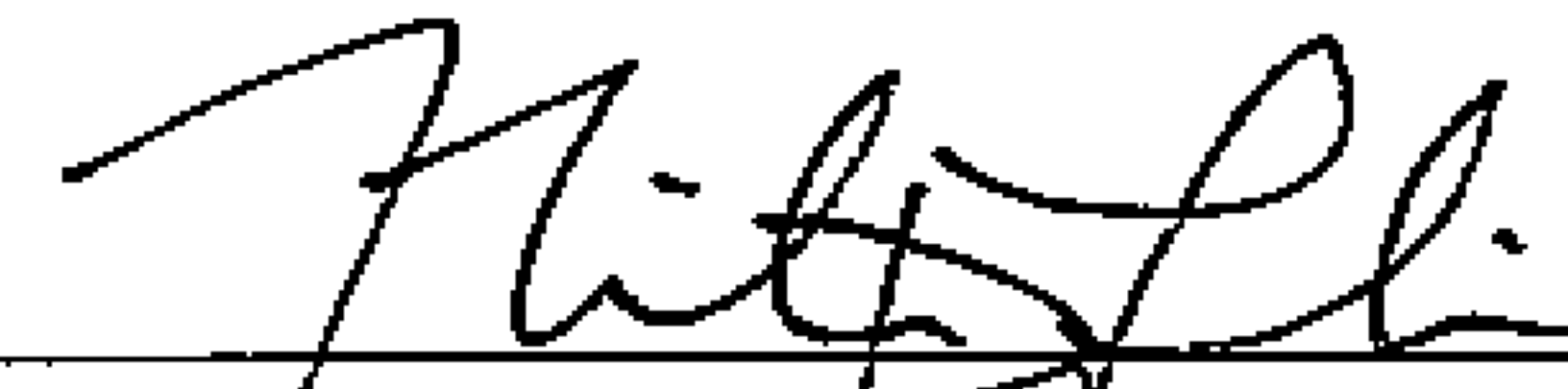
Given under my hand and official seal this the 14th day of December, 2018.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 04:04:45 PM
\$88.00 CHERRY
20181214000438580

Allen S. Boyd



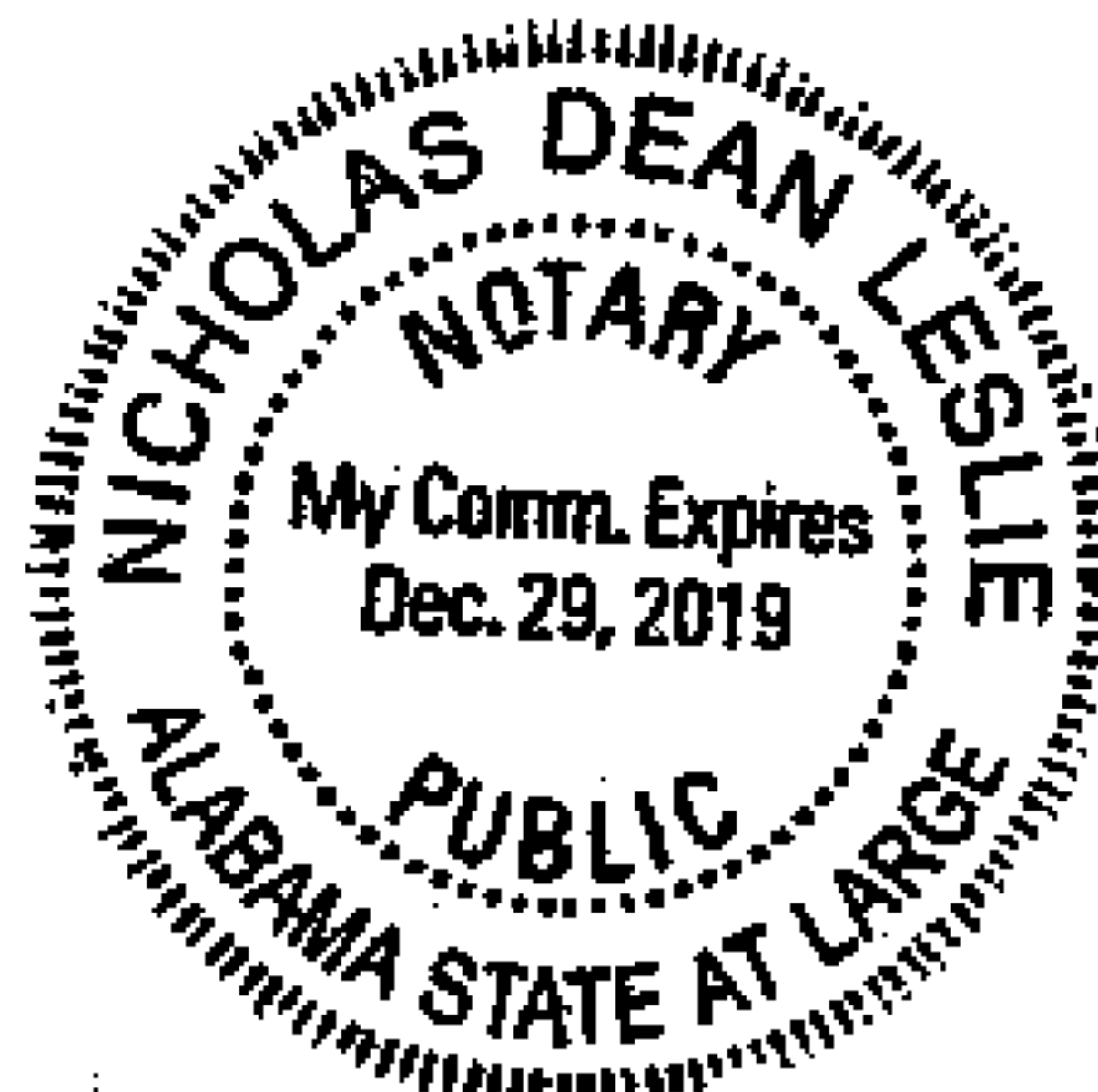

Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa M. Willis, whose name as Attorney in Fact for James J. Willis, Jr., 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 this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{14th} ~~12th~~ day of December, 2018.




Notary Public
Print Name: Nicholas Dean Leslie
My Commission Expires: 12-29-19