

Send tax notice to:
THOMAS M BROWN
6120 CAHABA VALLEY ROAD
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

2018696

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DEAN L MARTIN and EUNICE E MARTIN, HUSBAND AND WIFE** whose mailing address is: 915 Fairview Avenue, Ephrata, PA 17522 (hereinafter referred to as "Grantors") by **THOMAS M BROWN and CHRISTOPHER A BROWN** whose property address is: 6120 Cahaba Valley Road, 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:

Commence at the NW corner of the SE ¼ of the SE ¼ of Section 12, Township 19, Range 2 West, said corner also being the NE corner of Lot 10, Block 17, according to the Survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run Easterly along the North line of said ¼ ¼ section for a distance of 472.17 feet to the Northwesternly corner of a tract of land presently owned by William E. Poole and wife, Frances Jean Poole; thence turn to the right 90° and go 100 feet to the Point of Beginning of the tract hereinafter described; from said Point of Beginning turn left 90° and run in an Easterly direction parallel with said section line a distance of 286.20 feet to a point on the Northwesternly line of Cahaba Valley Road; thence turn right 131°35'30" and run Southwesterly along the Northwesternly line of Cahaba Valley Road a distance of 264.14 feet; thence turn to the right 90° and go a distance of 148.23 feet; thence turn right 48°24'30" and run in a Northerly direction to the Point of Beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. 10 foot easement reserved in that certain deed recorded in Deed Volume 328, Page 379, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company as recorded in Deed Volume 124, Page 561 in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County recorded in Deed Volume 135, Page 42 and Deed Volume 135, Page 43, in the Probate Office of Shelby County, Alabama.

\$169,900.00 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 Grantor, has hereunto set his/her hand and seal this the 26th day of December, 2018.

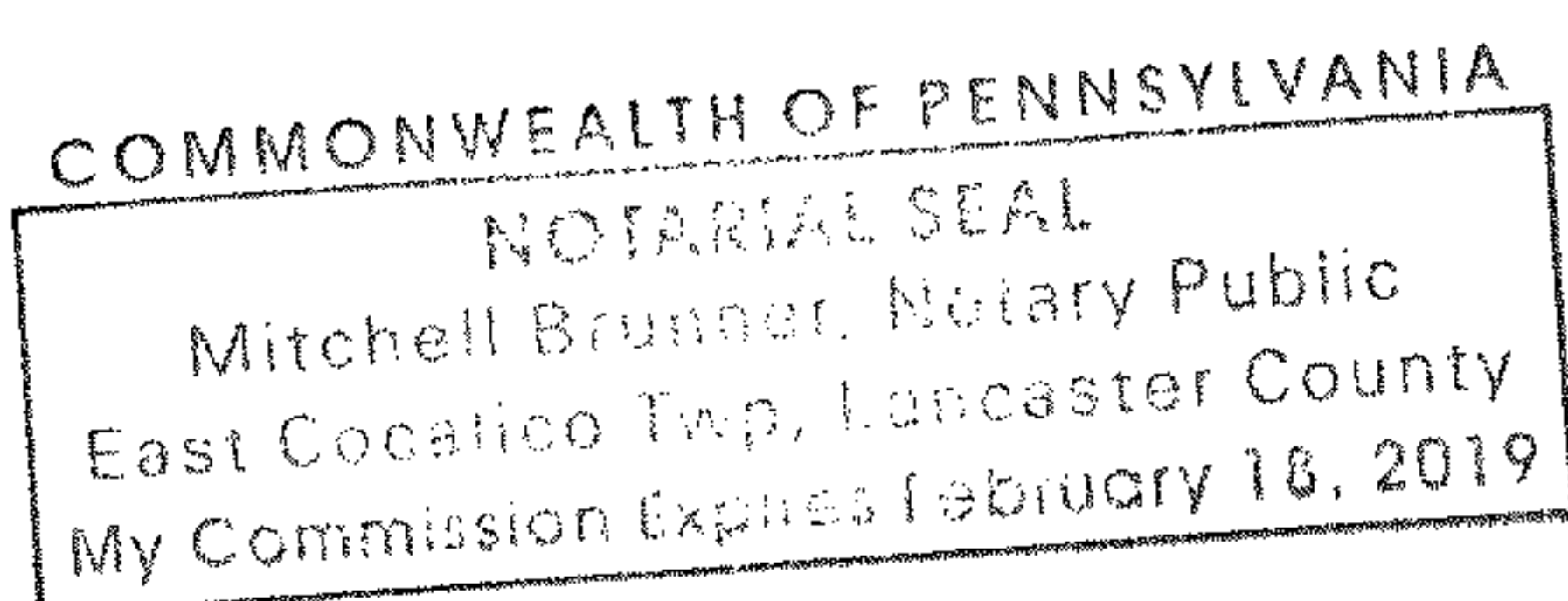

DEAN L MARTIN



EUNICE E MARTIN

STATE OF Pennsylvania
COUNTY OF Lancaster

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEAN L MARTIN and EUNICE E MARTIN 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 26th day of December, 2018.




Notary Public
Print Name: Mitchell Brunner
Commission Expires: 2/18/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2019 03:05:43 PM
\$98.00 CHERRY
20190102000001200

Allie S. Bayl