

Send tax notice to:  
SHARON KUHN  
1072 KERRY DRIVE  
CALERA, AL, 35040

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

STATE OF ALABAMA

2019005

20190116000017650

SHELBY COUNTY

01/16/2019 02:01:30 PM

DEEDS 1/2

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand Eight Hundred and 00/100 Dollars (\$140,800.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **PENNY PALMER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JACK PALMER, DECEASED (SHELBY COUNTY, ALABAMA, PROBATE CASE NO. PR-2017-000389,** whose mailing address is: 750 East Ohio St; #17; Jasonville, IN 47438 (hereinafter referred to as Grantor) in hand paid by **SHARON KUHN and KATARINA KUHN** whose property address is: 1072 KERRY DRIVE, CALERA, AL 35040 (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 18, according to the Survey of Kinsale Gardens Homes, 2nd Sector, as recorded in Map Book 36, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

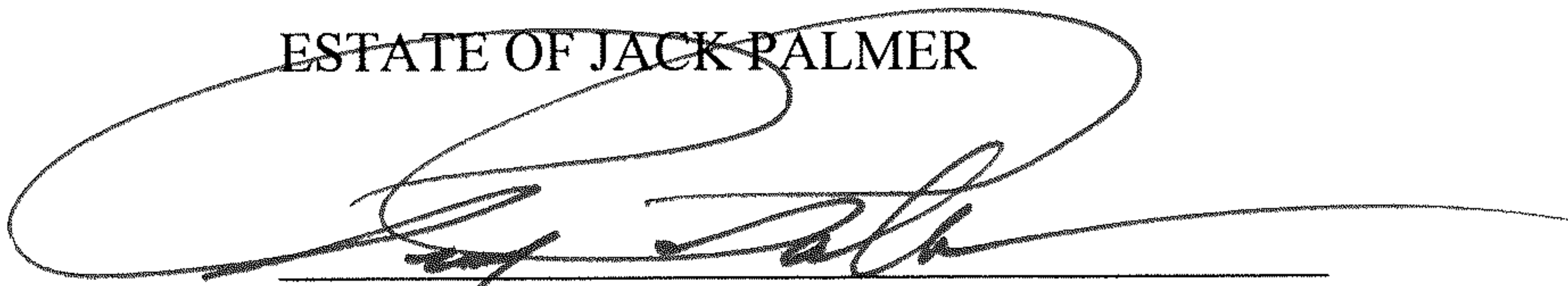
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Kinsale Gardens Homes, 2nd Sector, recorded in Map Book 36, Page 22, in the Office of the Judge of Probate 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. Covenants, conditions, and restrictions as set forth in instrument recorded 20041008000557170, and as amendment in Instrument # 20170113000018970.
5. Terms and Conditions of the Articles of Incorporation of Kinsale Homeowner's Association, Inc. as recorded in Instrument # 20100729000242060.
6. Grant of Land Easement and restrictive Covenants for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument# 2005080300039800.

**\$133,089.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

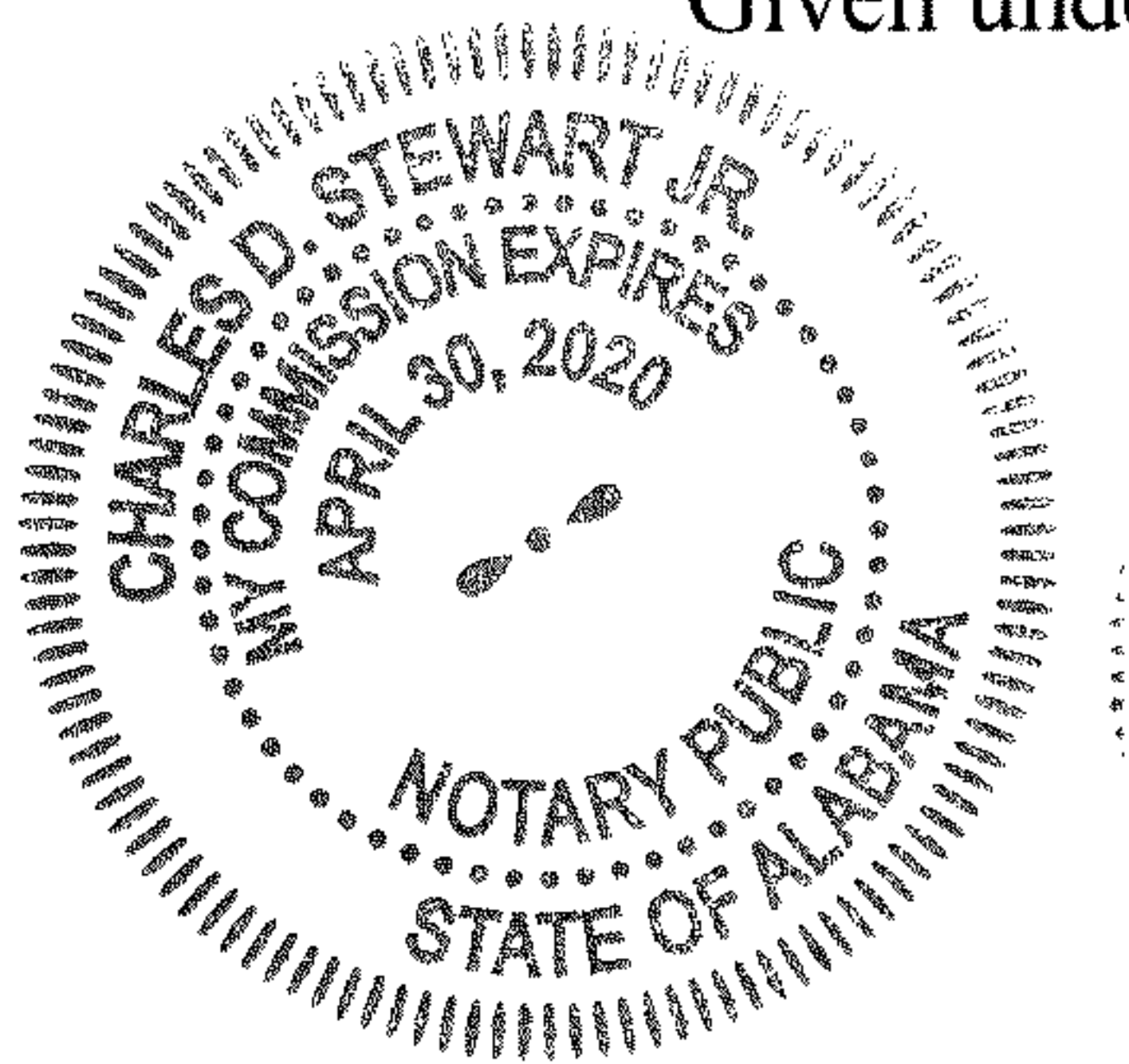
IN WITNESS WHEREOF, Grantor, THE ESTATE OF JACK PALMER by PENNY PALMER its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 14<sup>th</sup> day of January, 2019.


ESTATE OF JACK PALMER  
  
BY: PENNY PALMER  
ITS: PERSONAL REPRESENTATIVE

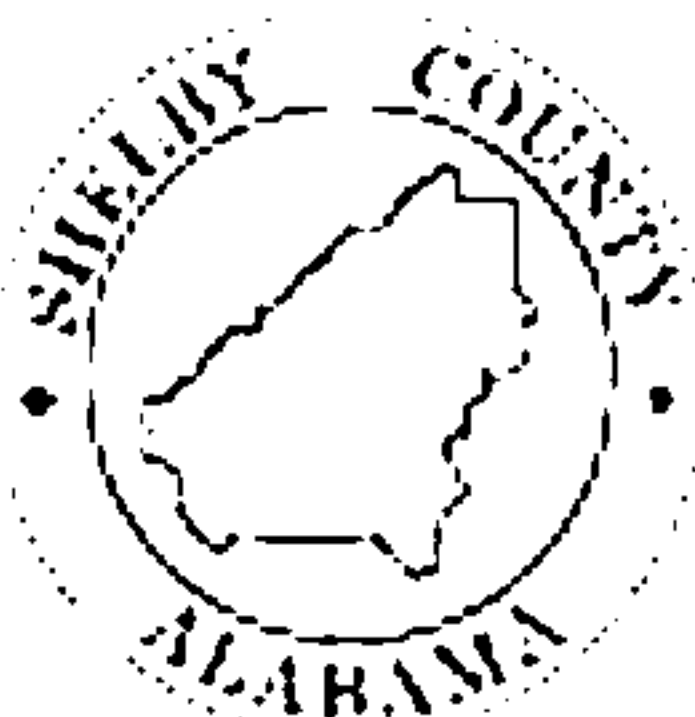
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PENNY PALMER, whose name as PERSONAL REPRESENTATIVE of the ESTATE OF JACK PALMER, 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, in her capacity as said Personal Representative of the Estate of Jack Palmer, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 14<sup>th</sup> day of January, 2019.



  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2019 02:01:30 PM  
\$26.00 CHERRY  
20190116000017650

*Alvin S. Boyd*