

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

This instrument was prepared by

PATSY D. BAMBERG
270 MURRAY DR.
MONTVALLO, AL
35115

Send Tax Notice to:

(Name) Patsy D. Bamberg

(Address) 270 Murray Drive

Montevallo AL 35115

Minimum Value: \$48,760.00 1 1/2 = 24,380.

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR and other good and valuable consideration (\$1.00) DOLLAR** to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Patsy D. Bamberg, a married woman and Judy C. Fochtman, an unmarried woman** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **Patsy D. Bamberg** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 16 and 17, in Block B, according to map of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- All taxes for the year 2018 and subsequent years.
- Transmission line permit for J. A. Hines and wife, to Alabama Power Company dated July 1, 1936 across NW 1/4 of NE 1/4, less 8 acres in Northeast corner Section 9, Township 24, Range 12 East.
- Restrictive covenants as shown on Map of Wilmont Subdivision which is recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.
- 30 foot building set back line from Ewing Street and Ward Avenue as shown on recorded map of said subdivision.

SOURCE OF TITLE: Legal description as per deeds recorded in book 277 page 816; and Book 173 Page 690. Survivorship Warranty Deed, dated October 23, 1998, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1998-41616.

Lots 18 and 19 were previously sold September 15, 2006 as recorded in Instrument No. 20060915000460340, Shelby County, Alabama Probate Court.

**** James D. Darden, grantee who previously held a Life Estate in said property, died on or about the 20th day of July, 2005.**

The real estate hereinabove described does not constitute the homestead of Grantor, Patsy D. Bamberg, nor is it contiguous thereto.



TO HAVE AND TO HOLD, to the said GRANTEE and to the heirs and assigns for such GRANTEE forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **Patsy D. Bamberg and Judy C. Fochtman**, who are authorized to execute this conveyance, hereto set their signatures and seals, this the 8th day of January, 2019.

Patsy D. Bamberg
Patsy D. Bamberg

Judy C. Fochtman
Judy C. Fochtman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Patsy D. Bamberg and Judy C. Fochtman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 8th day of January, 2019.

Lynnette K. Kufner
Notary Public
My Commission Expires: 05/18/19

GRANTOR:
JUDY FOCHTMAN
971 ISLAND ST.
MONTEVALLO, AL
35115

NO ADDRESS SIGNED

GRANTEE:
PATSY BAMBERG
270 HURLEY DR.
MONTEVALLO, AL
35115



20190201000033710 2/2 \$42.50
Shelby Cnty Judge of Probate, AL
02/01/2019 12:02:04 PM FILED/CERT