

Send tax notice to:
JACOB W. ROBBINS
167 HUNTER HILLS DRIVE
CHELSEA, AL, 35043

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

2019056T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Four Thousand Nine Hundred and 00/100 Dollars (\$244,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **LADI G CASSIMIRO AND ISRAEL CASSIMIRO, WIFE AND HUSBAND** whose mailing address is: 925 Falling Star Ln, Alabaster AL 35007 (hereinafter referred to as "Grantors") by **JACOB W. ROBBINS and REBECCA E. ROBBINS** whose property address is: **167 HUNTER HILLS DRIVE, CHELSEA, AL, 35043** 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 20, according to the map and survey of Hunter Hills Phase Three, as recorded in Map Book 23, Page 79, in the Probate Office 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 Eagle Point, 9th Sector, as recorded in Map Book 22, page 102, 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 including those recorded in Book 345, Page 744, and Instrument 1995-01640.
4. Articles of Incorporation of the Eagle Point Homeowners Association as recorded in Instrument #20050426000198880, and By-Laws as recorded in Instrument #1996-33773. Conditions, covenants and restrictions as recorded in Book 206, Page 448, Instrument #1998-49271, Instrument #1997-19270, Instrument #20071218000568470, Instrument #20180222000057130, and Book 350, Page 775.
5. Right of Way recorded in Instrument #2001-18572 and Instrument #1999-12006.
6. Easements and rights-of-way for roads and utilities, as set out by Condemnation Case #19-278, and filed for record in Lis Pendens Book 42, Page 263 (refiled as Instrument #1993-03429) and in Lis Pendens Book 42, Page 303 (refiled as Instrument #1992-03427) and amended in Lis Pendens Book 42, Page 287 (refiled as Instrument #1992-03428) and as set out in instrument #1993-08450, to the extent applicable to the Subject Property.
7. Easements and rights-of-way as recorded in Book 290, Page 848.
8. Transmission line permits granted to Alabama Power Company in Book 111, Page 408.

\$236,328.00 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 15th day of February, 2019.


LADI G CASSIMIRO

ISRAEL CASSIMIRO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LADI G CASSIMIRO AND ISRAEL CASSIMIRO 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.

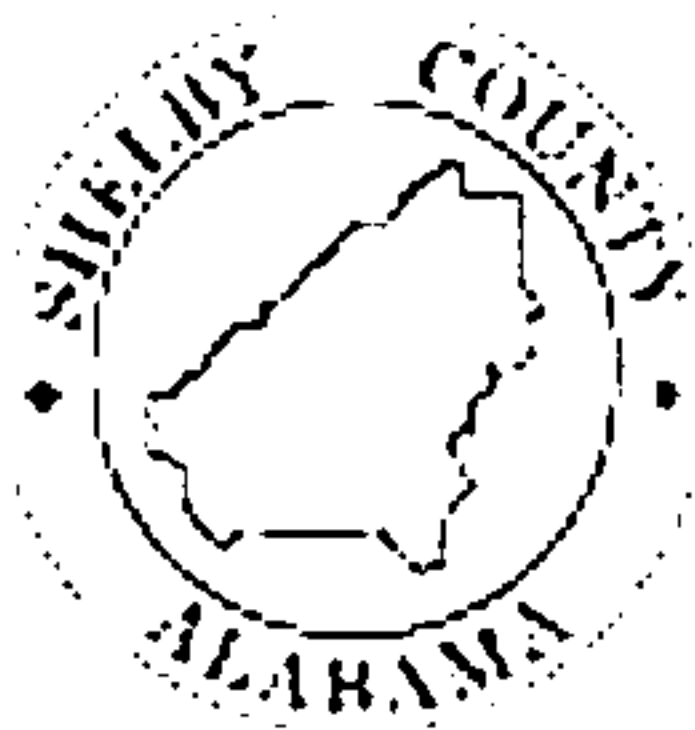
Given under my hand and official seal this the 15th day of February, 2019.


Notary Public

Print Name:

Commission Expires:

4-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2019 12:38:14 PM
\$27.00 CHERRY
20190219000052660

