

Send tax notice to:

ROBERT LOUIS BALDWIN, JR.
6 CHERRY HILLS DRIVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

2019275

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

20190515000165380
05/15/2019 01:30:06 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Two Hundred Ninety Thousand and 00/100 and 00/100 (\$1,290,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RAY D GIBBONS and ELIZABETH A GIBBONS, husband and wife **whose mailing address** is 1200 Corporate Drive, Suite, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by ROBERT LOUIS BALDWIN, JR. and SANDRA NARA BALDWIN **whose property address is 6 CHERRY HILLS DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

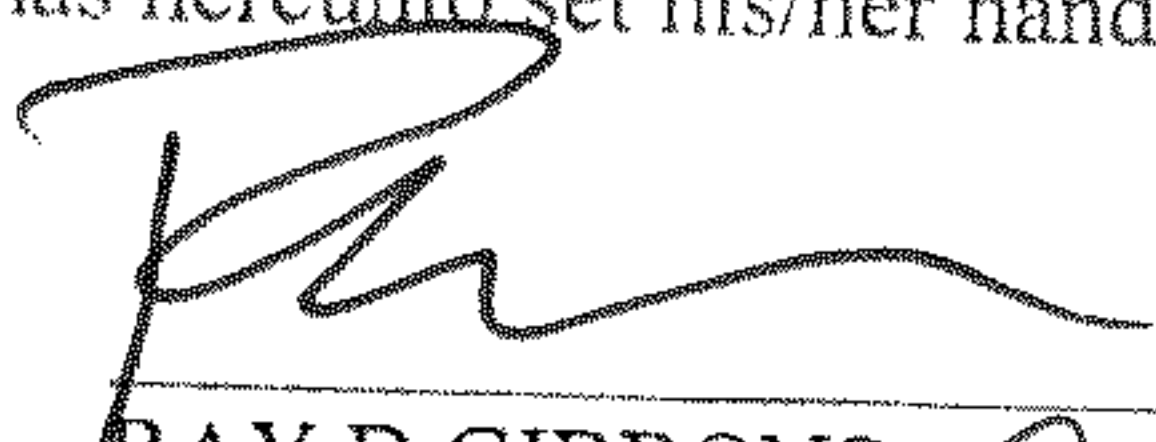
Lot 216A, according to the resurvey of Lots 215 and 216, Shoal Creek, a part of Shoal Creek Golf Course, as recorded in Map Book 12, Page 93, in the Probate Office of Shelby County, Alabama.

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. 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.
3. Easements, restrictions, notes and setback lines as shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 129, Page 294.
5. Right of Way granted to the Water Works and Sewer Board of the City of Birmingham as recorded in Deed Book 301, Page 298.
6. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 306, Page 242, and Deed Book 356, Page 420
7. Restrictions appearing of record in Miscellaneous Book 19, Page 861, and amended in Miscellaneous Book 23, Page 564; Miscellaneous Book 23, Page 657; Book 370, Page 938; Inst.# 20091016000392120 and Inst. # 20150505000147980.
8. Agreement(s) with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Misc. 21, Page 855; Misc. 26, Page 746 & 848; Real Book 62, Page 610; Real Book 130, Page 588; Real Book 103, Page 516; Real Book 106, Page 513 and Inst.# 2002-6363.
9. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 133, Page 599, Deed Book 308, Page 651 and Deed Book 318, Page 588.
10. Articles of Incorporation of Shoal Creek Association, Inc. by instrument recorded in Miscellaneous Book 19, Page 861

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8 day of May, 2019.

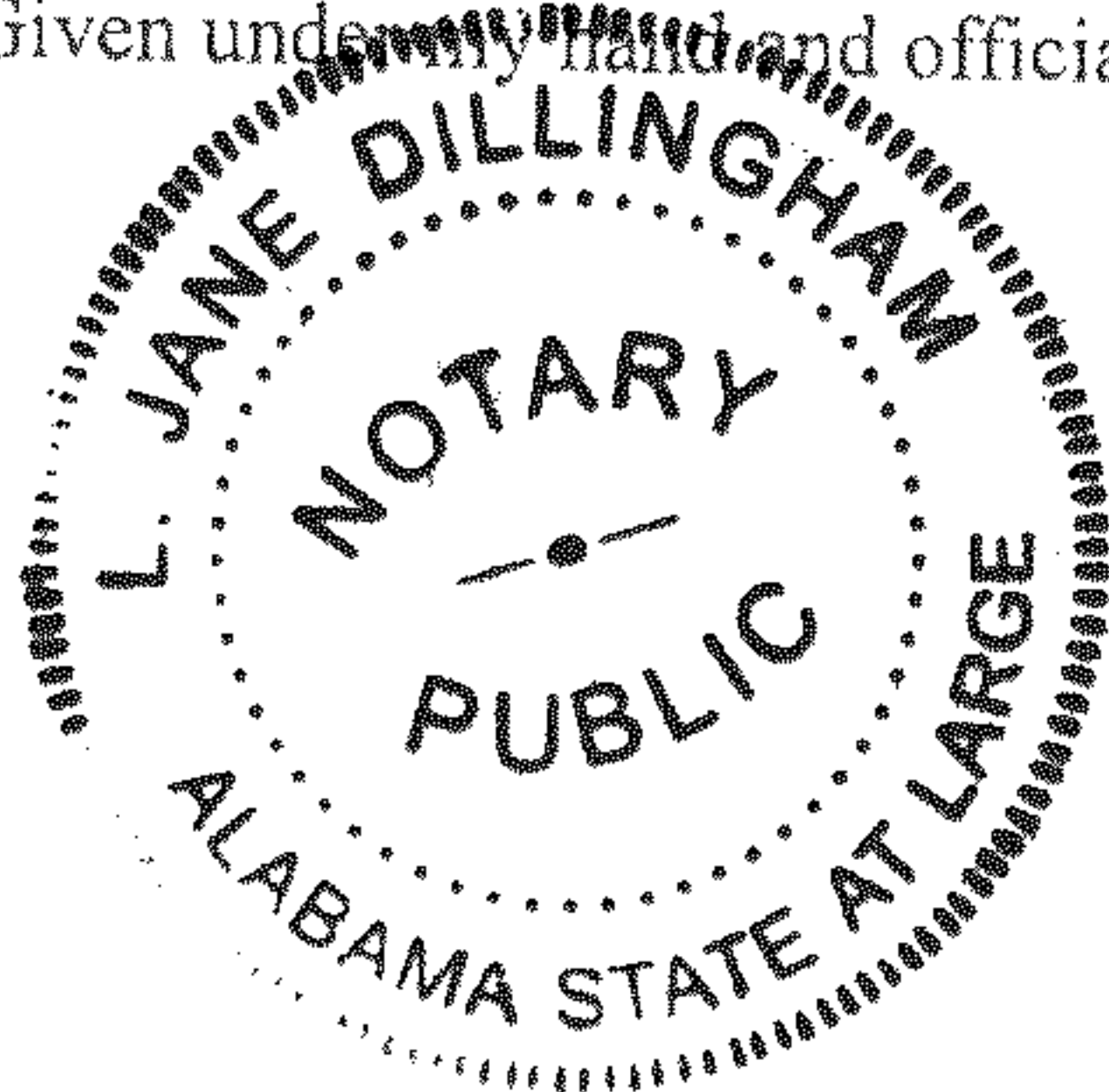

RAY D GIBBONS

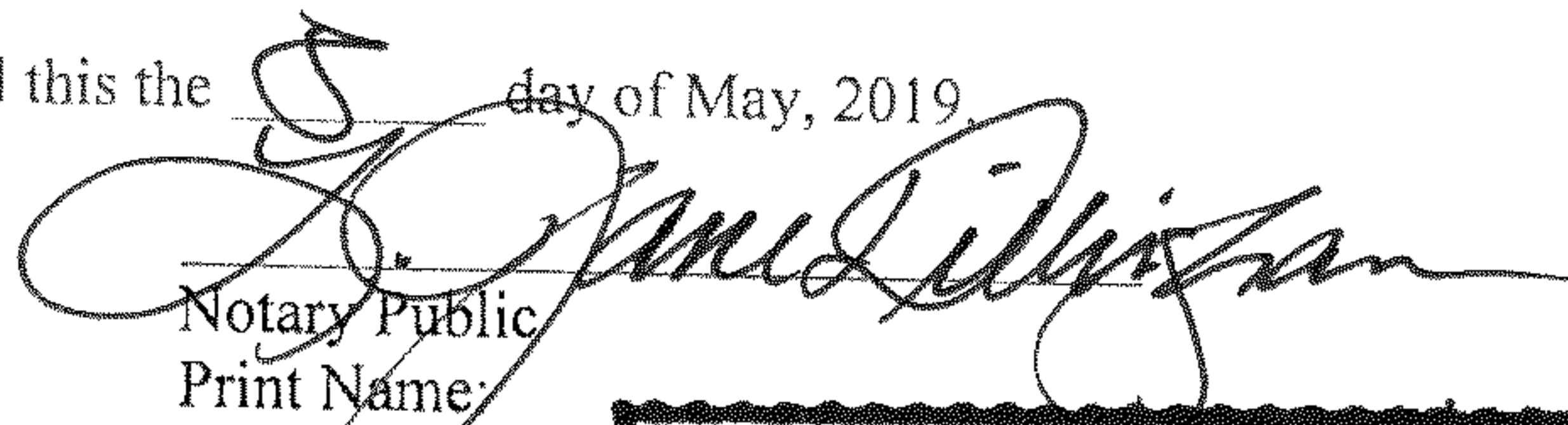
ELIZABETH A GIBBONS

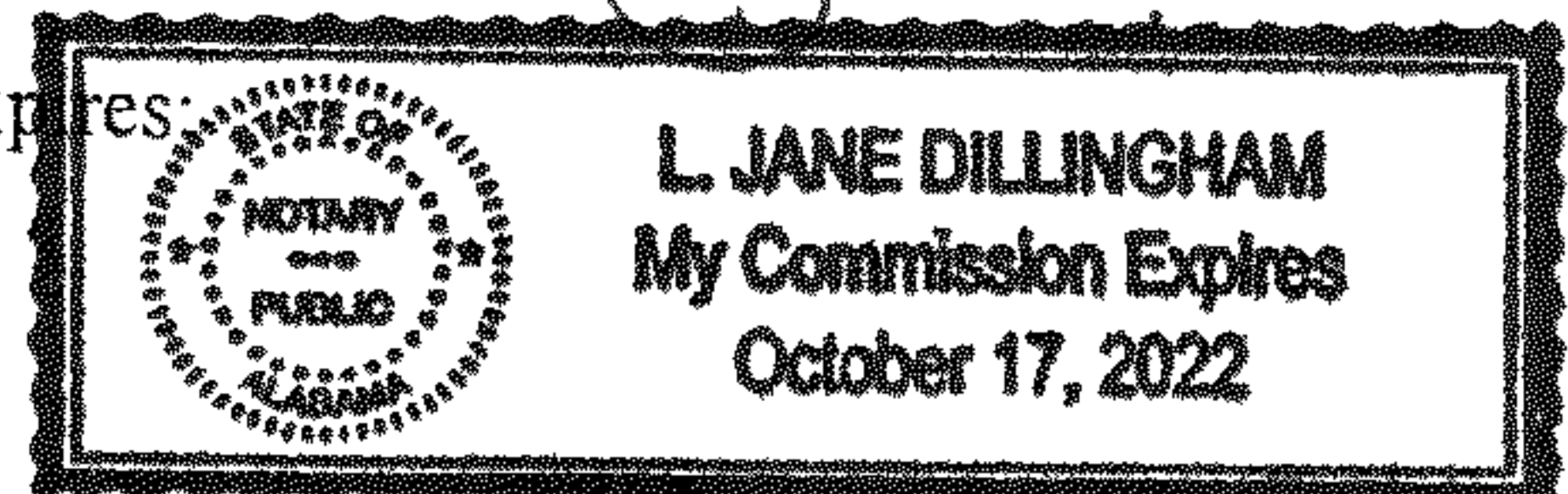
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RAY D GIBBONS and ELIZABETH A GIBBONS, whose name 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, he/she/they executed the same voluntarily on the day the same bears date.

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




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2019 01:30:06 PM
\$308.00 CHARITY
20190515000165380

Allen S. Bayl