

Send tax notice to:  
Matthew C. & Natalie T. May  
2043 Eagle Valley Drive  
Birmingham, AL 35242  
BHM1900587

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20190604000191060  
06/04/2019 10:19:18 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Eric F. Kolb and Stacia F. Kolb**, husband and wife, whose mailing address is: 1573 Tara Drive Columbiana, AL 35051 (hereinafter referred to as "Grantors"), by **Matthew C. May and Natalie T. May** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1517, according to the Survey of Eagle Point, 15th Sector, as recorded in Map Book 26, Page 35, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$384,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Eric F. Kolb and Stacia F. Kolb have hereunto set their signatures and seals on May 31, 2019.



Eric F. Kolb

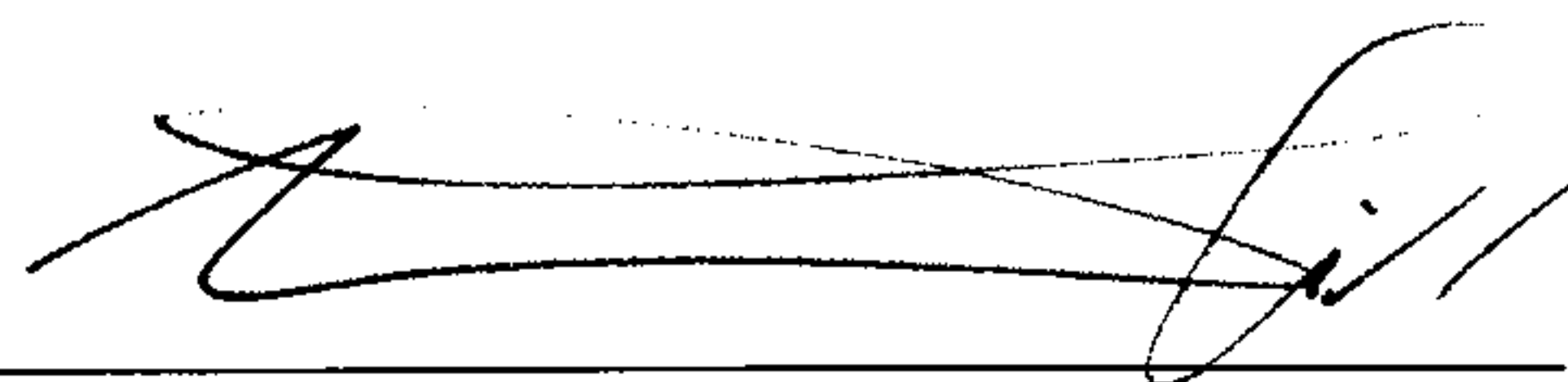
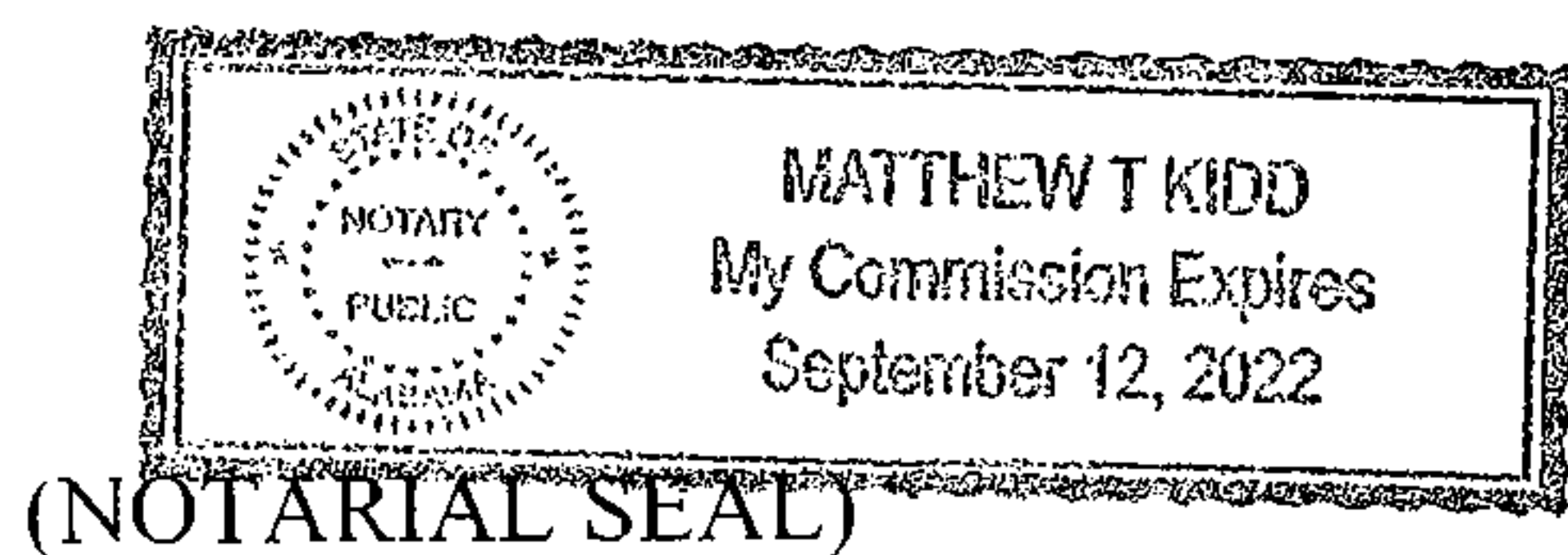


Stacia F. Kolb

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric F. Kolb and Stacia F. Kolb, 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 31 day of May 2019.



Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9.12.22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/04/2019 10:19:18 AM  
\$38.50 CHARITY  
20190604000191060

Allie S. Bayl