

Send tax notice to:
JIMMY N THOMPSON, JR.
5124 S BROKEN BOW DRIVE
BIRMINGHAM, AL, 35242

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

2019353

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TIMOTHY R CAMBRON and REBECCA W CAMBRON, HUSBAND AND WIFE** whose mailing address is: 2931 Summerwood Cir Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JIMMY N THOMPSON, JR.** whose property address is: **5124 S BROKEN BOW DRIVE, BIRMINGHAM, AL, 35242** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Broken Bow Subdivision, Fourth Addition, as recorded in Map Book 8, Page 163, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

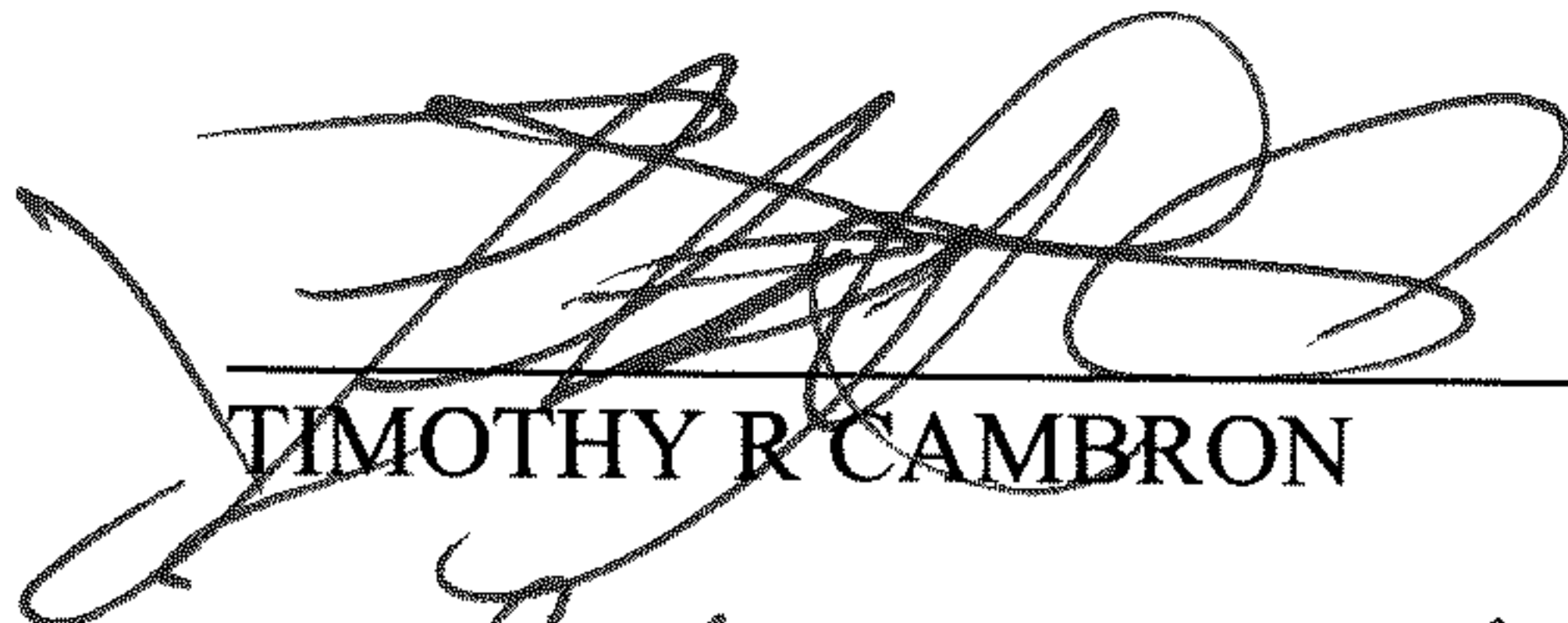
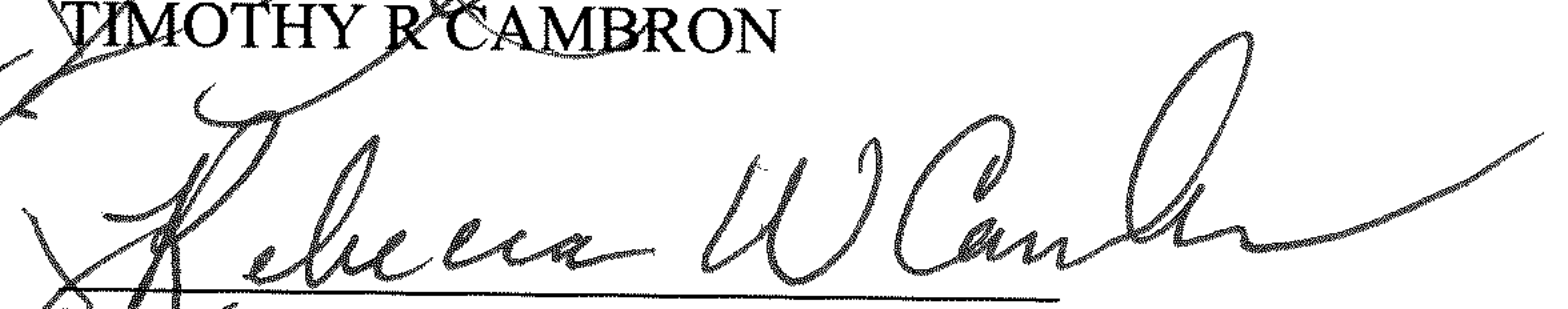
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Set Back Lines as shown on Broken Bow Subdivision, Fourth Addition, as recorded in Map Book 8, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama
3. Covenants, Conditions and Restrictions as recorded in Misc Book 55, Page 258 and Map Book 8, Page 163.
4. Easements to South Central Bell recorded in Deed Book 320, Page 916.

\$249,900.00 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.

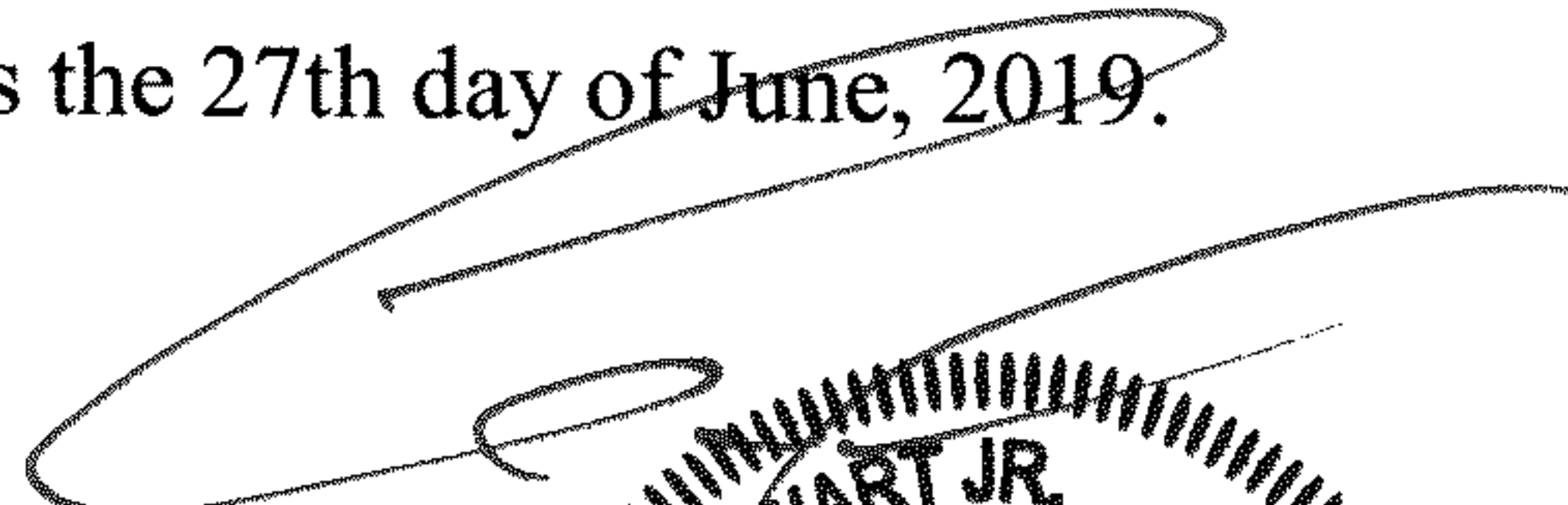
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of June, 2019.


TIMOTHY R CAMBRON

REBECCA W CAMBRON

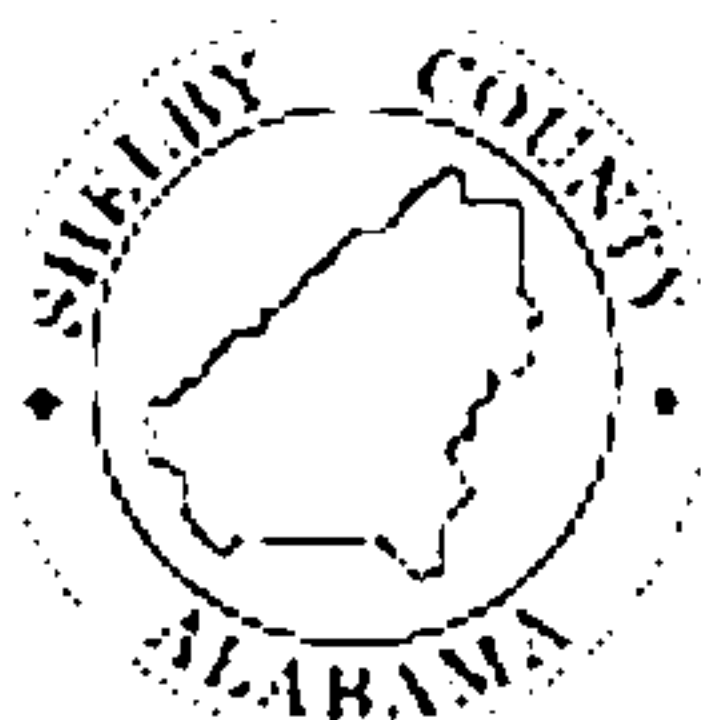
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY R CAMBRON and REBECCA W CAMBRON 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 27th day of June, 2019.


Notary Public
Print Name: STEWART JR.
Commission Expires: 08-31-2020
Commission Expires:

Stewart L.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 12:54:16 PM
\$19.00 CHERRY
20190702000236840

