

Send tax notice to:

JEREMY TODD GOBER
1940 CAHABA CREST DRIVE
HOOVER, 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

2019504

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-One Thousand and 00/100 Dollars (\$341,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICHAEL A. GIBBONS and MERCEDES J. GIBBONS, HUSBAND AND WIFE** whose mailing address is: *168 Country Manoe Drive Birmingham AL 35242* (hereinafter referred to as "Grantors") by **JEREMY TODD GOBER AND LESLIE GOBER** whose property address is: **1940 CAHABA CREST DRIVE, HOOVER, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 2, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A & B, 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 Altadena Woods, First Sector recorded in Map Book 10, Page 104 A & 8, 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, whether or not appearing in the Public Records or as set forth in Deed Book 138, Page 119.
4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 139, Page 571 and Real Record 142, Page 209.
5. Articles of Incorporation of Altadena Woods Homeowner's Association, Inc., as recorded in Book 35, Page 491.
6. Easements as to underground cables as recorded in Real Record 140, Page 732.
7. Agreement with Alabama Power Company as recorded in Real Record 140, Page 722.
8. Covenants, conditions, and restrictions as set forth in instrument recorded in Real Record 127, Page 188.
9. Restrictions recorded in Real 127, Page 188.

\$323,950.00 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 2nd day of August, 2019.



MICHAEL A. GIBBONS

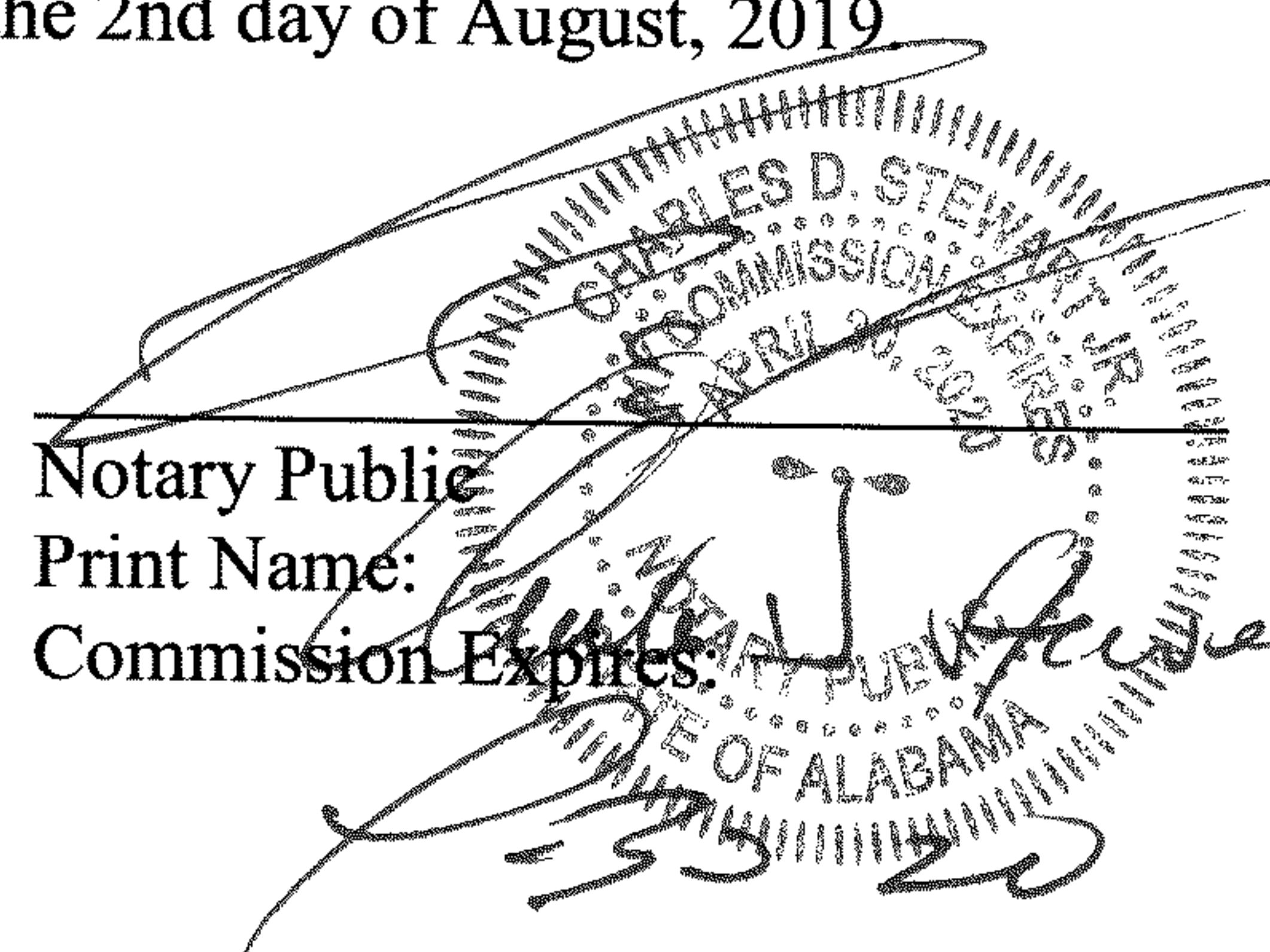


MERCEDES J. GIBBONS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL A. GIBBONS and MERCEDES J. GIBBONS 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 2nd day of August, 2019



CHARLES D. STEWART
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
COMMISSION EXPIRES: APRIL 24, 2020
NOTARY PUBLIC
Print Name: Charles D. Stewart
Commission Expires: April 24, 2020
State of Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 01:04:07 PM
\$35.50 CATHY
20190806000282260

Allen S. Boyd