

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1212**

**David P. Robbins
312 Calloway Terrace
Pelham, AL 35124**

[Space Above This Line for Recording Data]

WARRANTY DEED

**20190812000290500
08/12/2019 10:33:29 AM
DEEDS 1/2**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Forty-six Thousand and 00/100 Dollars (\$146,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Andrew Fox, a single person** whose mailing address is: **335 Derby Ridge Trace, Roswell, GA 30075** ; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David P. Robbins**, whose mailing address **312 Calloway Terrace, Pelham, AL 35124** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **312 Calloway Terrace, Pelham, AL 35124** to wit:

Lot 43, according to the Survey of Callaway Cove Townhomes Plat No. 2, as recorded in Map Book 37, Page 113, in the Probate Office of Shelby County, Alabama.

BEING ONE AND THE SAME AND ALSO KNOWN AS:

Lot 43, according to the Survey of Calloway Cove Townhomes Plat No. 2, as recorded in Map Book 37, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$116,800.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of August, 2019.



Andrew Fox

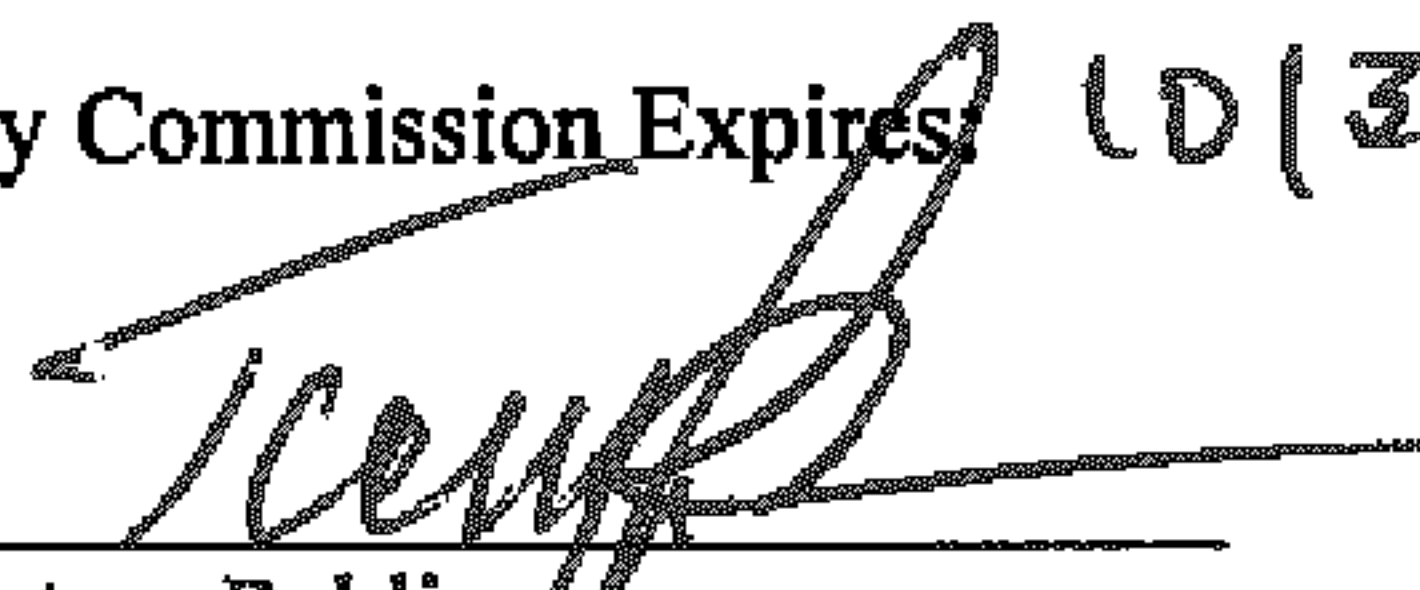
STATE OF ALABAMA

Jefferson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Andrew Fox** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

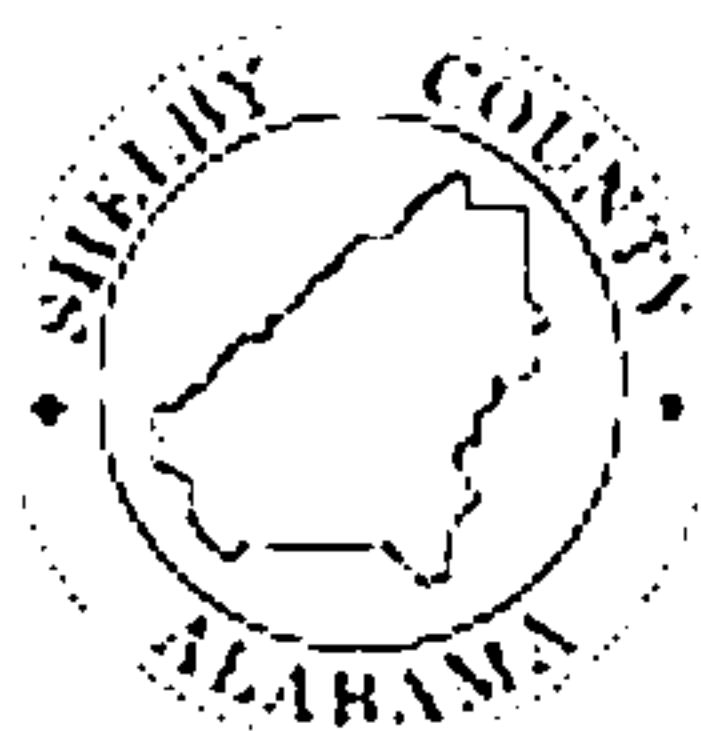
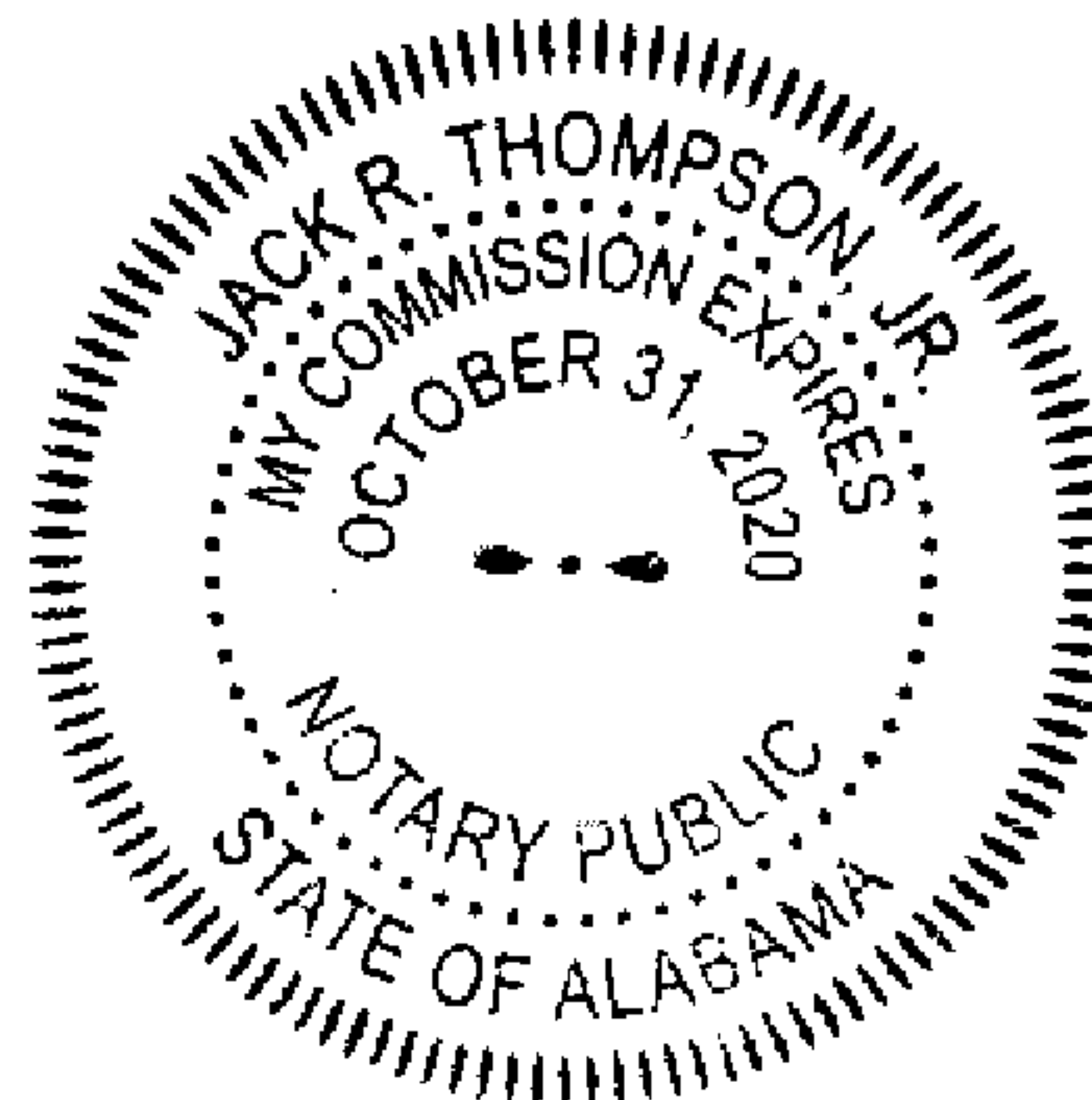
WITNESS my hand and official seal in the county and state aforesaid this the 9th day of Aug, 2019

My Commission Expires 10/31/2020



Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2019 10:33:29 AM
\$47.50 CHERRY
20190812000290500

Allen S. Bayl