

Send tax notice to:  
Kenny Eisenman and Lynda Rubin  
4400 Ashington Cir  
Birmingham, AL 35242  
BHM1901552

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

State of Alabama  
County of Shelby

20191227000479730  
12/27/2019 03:23:11 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Fifty Five Thousand and 00/100 Dollars (\$455,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Chad V. Gilpin and Dawn L. Gilpin, a married couple**, whose mailing address is: 110 YORKSHIRE LN., VILLA RICA, GA 30180 (hereinafter referred to as "Grantors"), by **Kenny Eisenman and Lynda Rubin** (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 260, according to the Survey of A Subdivision for Single Family Residences Brook Highland, an Eddleman Community, 6th Sector, 3rd Phase, as recorded in Map Book 15, page 105, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**

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

**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$0.00 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.

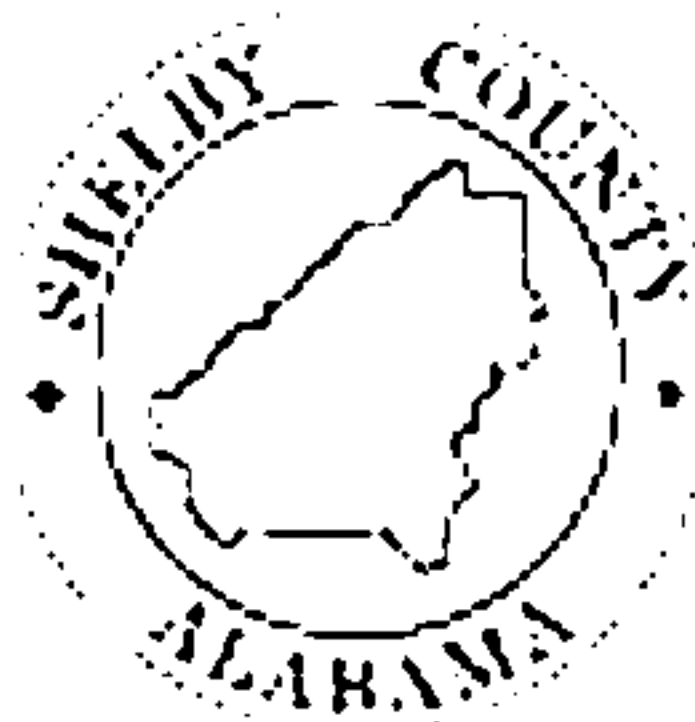
IN WITNESS WHEREOF, Grantor(s), Chad V. Gilpin and Dawn L. Gilpin have hereunto set their signature(s) and seal(s) on December 23, 2019.



Chad V. Gilpin



Dawn L. Gilpin



STATE OF ALABAMA  
COUNTY OF JEFFERSON

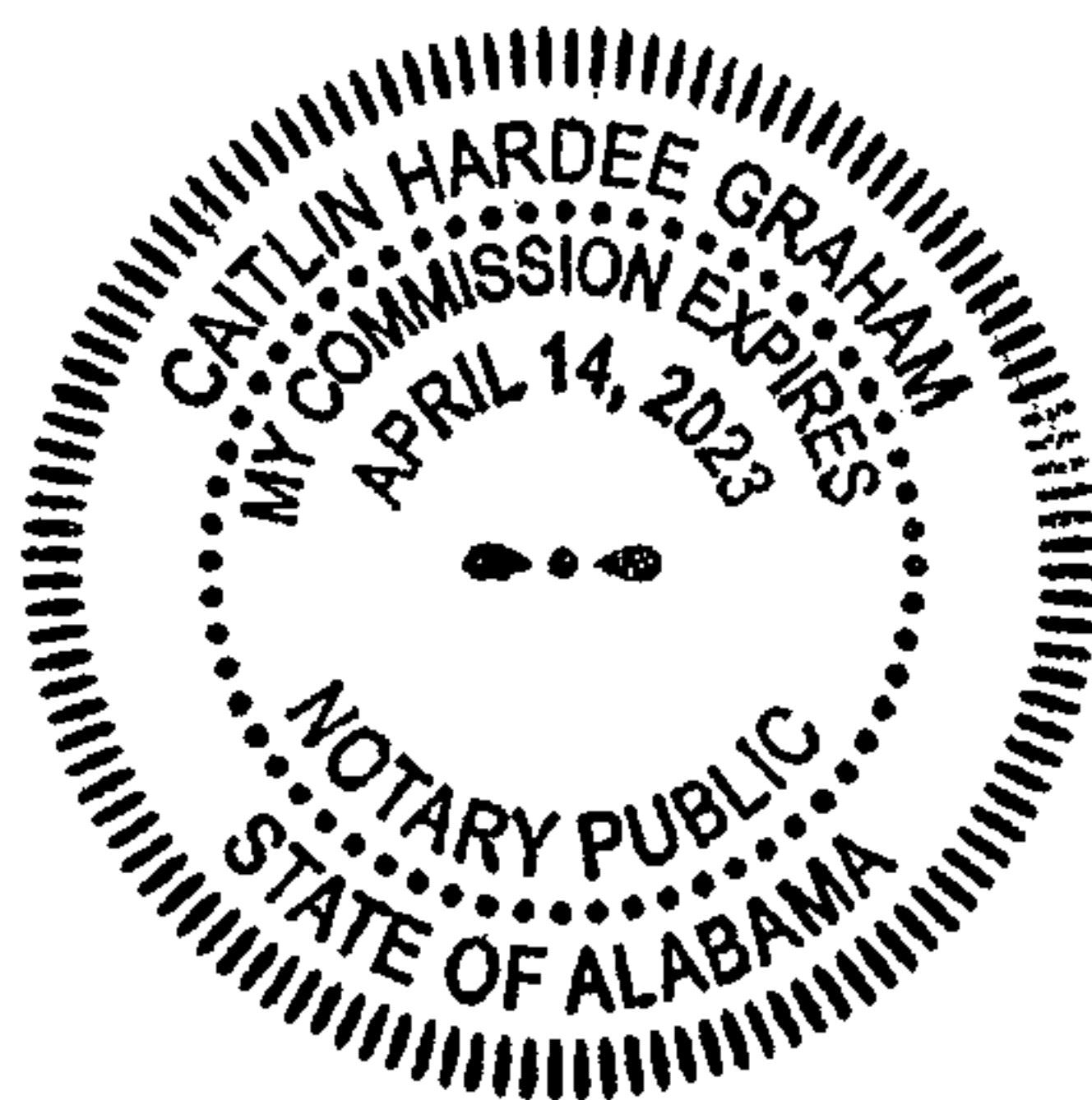
Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2019 03:23:11 PM  
\$480.00 CHERRY  
20191227000479730

*Allie S. Bevil*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad V. Gilpin and Dawn L. Gilpin, 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 23 day of DECEMBER, 2019.

(NOTARIAL SEAL)



Notary Public

Print Name: **CAITLIN HARDEE GRAHAM**  
Commission Expires: **APR. 14, 2023**