

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
James Kobie
Erin Kobie
3206 Glasgow Lane
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Jason D Martin and wife, Trisha N Martin

(herein referred to as Grantors) do grant, bargain, sell and convey unto

James Kobie and Erin Kobie

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18, according to the Survey of First Addition to Kerry Downs, as recorded in Map Book 7, page 73, in the Probate Office of Shelby County, Alabama.

ALSO:

Part of Lot 17, First Addition to Kerry Downs, as recorded in Map Book 7, page 73 in the Office of Judge of Probate, Shelby County, Alabama, more particularly described as follows:

Begin at the most southerly corner of Lot 18 of said subdivision, thence in a Northwesterly direction along the Northerly line of said Lot 17, a distance of 137.13 feet to a point on the Easterly right of way line of Glasgow Circle, said point also being on a curve to the right having a radius of 50.00 feet and a central angle of 8° 01'17", thence left in a Southeasterly direction and along said curve and right of way line to the right a distance of 7.00 feet; thence 42°27'01" left from tangent of said curve in a Southeasterly direction a distance of 130.67 feet to a point on the most Northeasterly line of said Lot 17; thence 77°16' left in a Northeasterly direction a distance of 4.46 feet to the point of beginning.


\$365,750.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

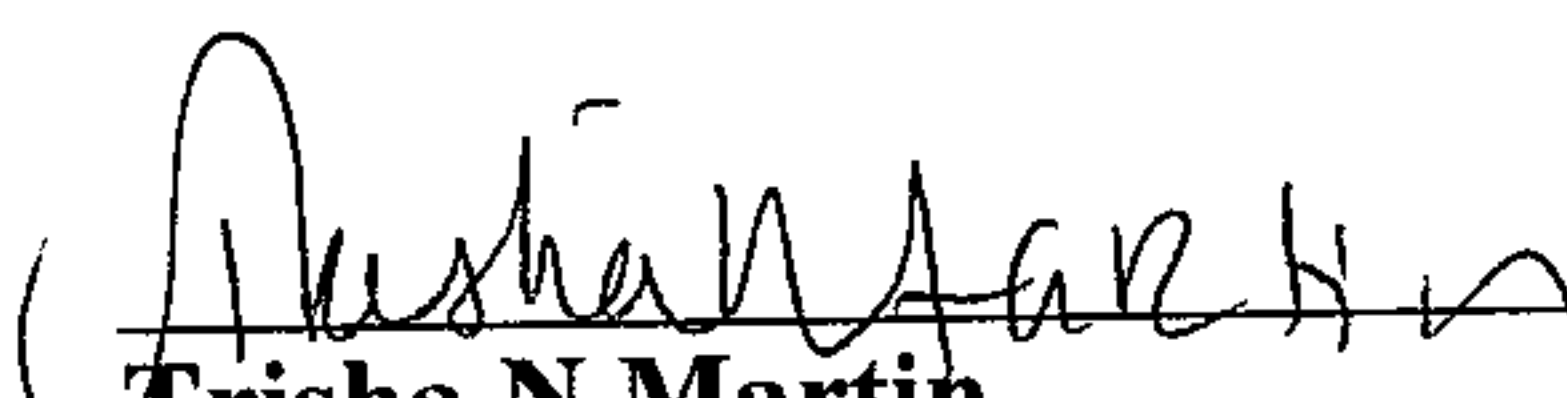
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this February 27, 2020.



Jason D Martin



Trisha N Martin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

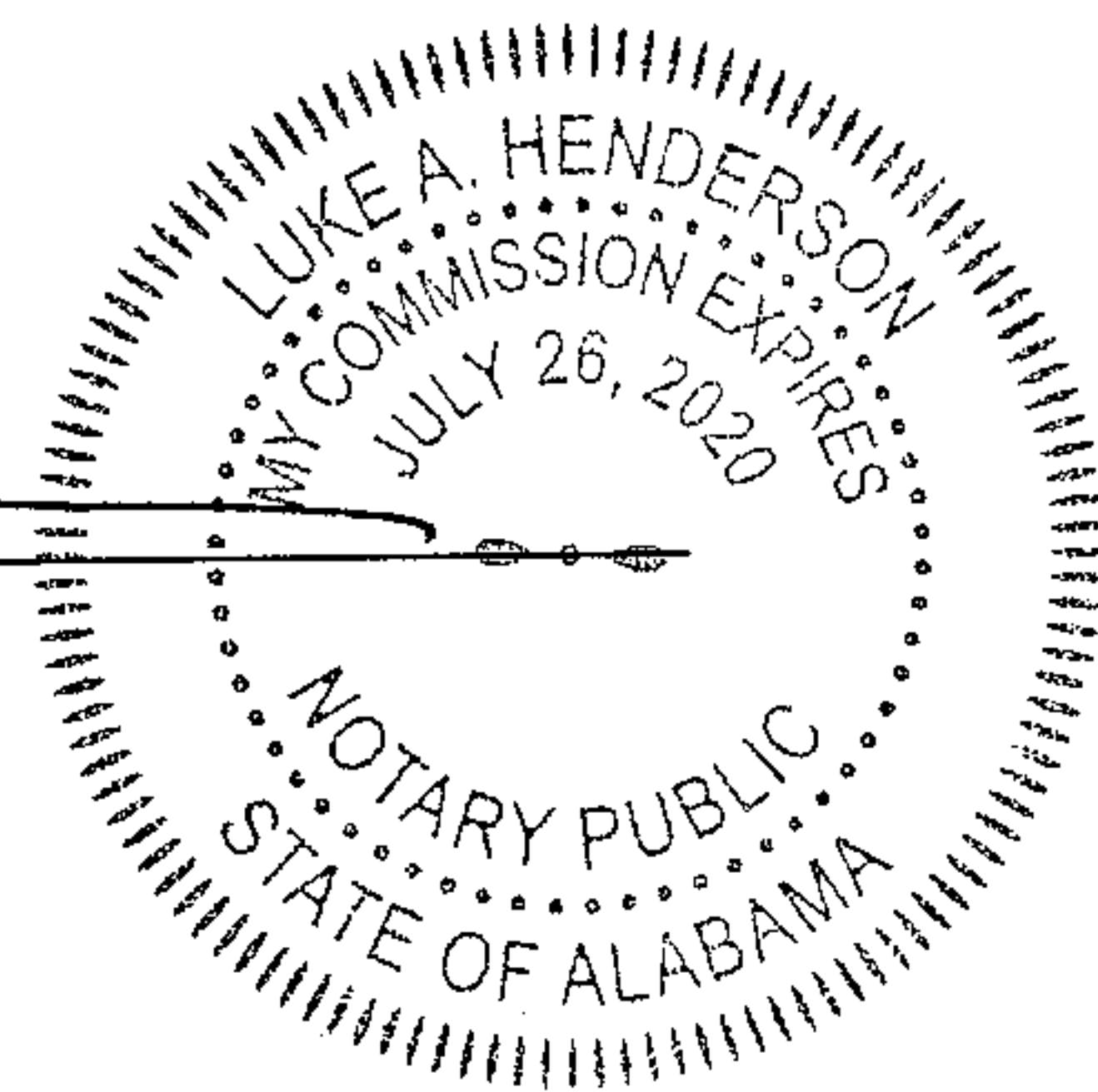
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Jason D Martin and wife, Trisha N Martin whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 27, 2020.

My Commission Expires: 07/26/2020



Notary Public



Grantor's Address:
5032 Eagle Crest Rd.
Birmingham, AL 35242

Property Address:
3206 Glasgow Lane
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2020 02:53:20 PM
\$44.50 CHERRY
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