

20200702000276590  
07/02/2020 03:42:37 PM  
DEEDS 1/2

Send tax notice to:  
Robert & Roberta Cak  
252 Twin Oaks Circle  
Chelsea, Alabama 35043  
Chl2000148

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

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Brian J. Marbury and Mandi F. Marbury, husband and wife**, whose mailing address is:

4148 Park Crossing Dr. Chelsea AL 35043

(hereinafter referred to as "Grantor"), by **Robert J. Cak and Roberta J. Cak and Leslie Cak** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the survey of Twin Oaks, as recorded in Map Book 22, page 108, 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.

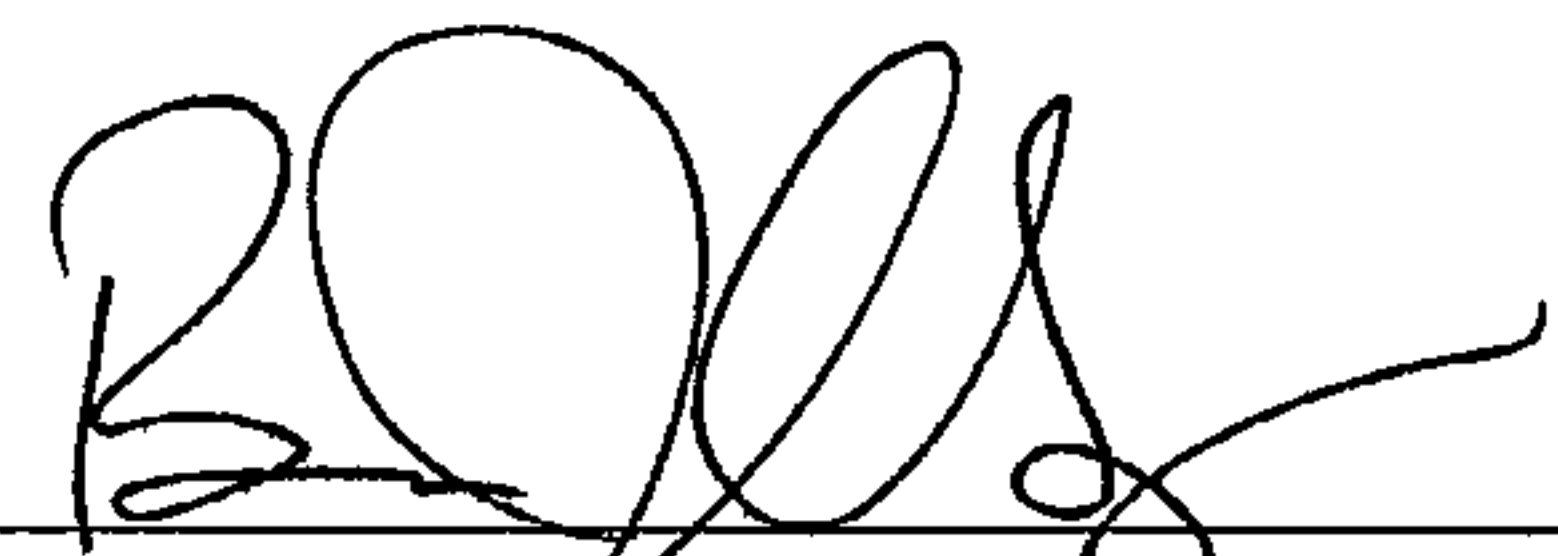
\$216,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

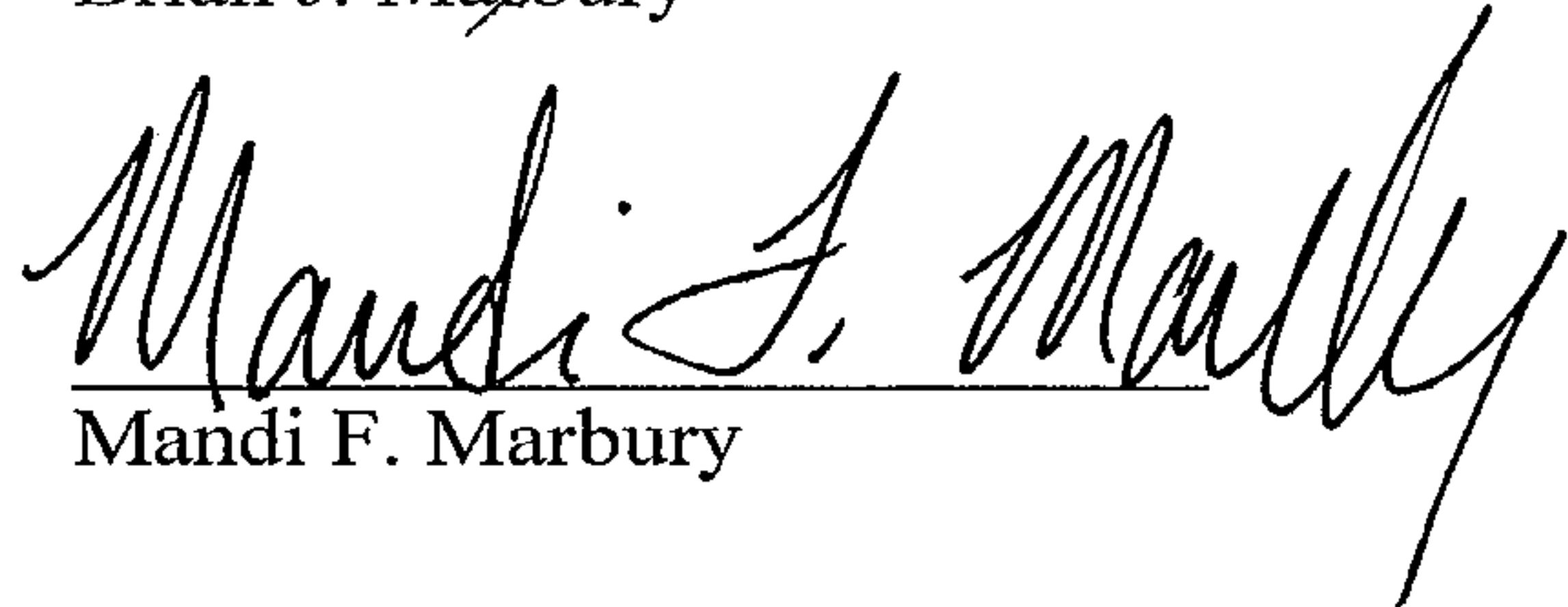
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 26<sup>th</sup> day of June, 2020.

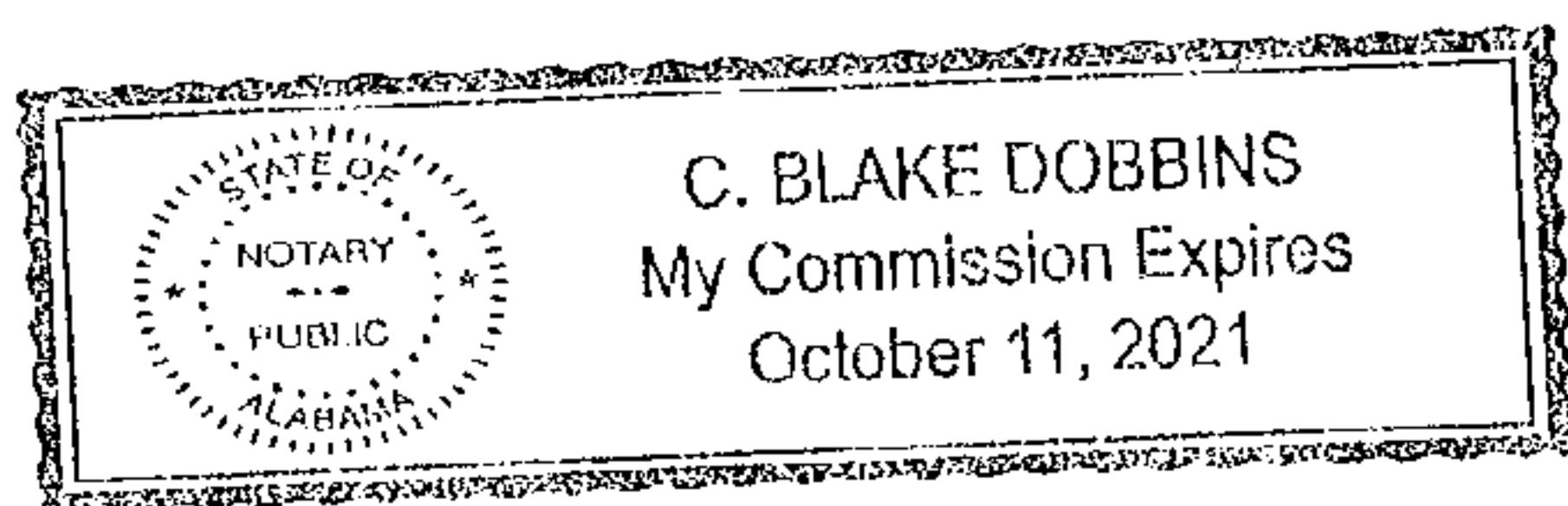
  
Brian J. Marbury


  
Mandi F. Marbury

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian J. Marbury and Mandi F. Marbury, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26<sup>th</sup> day of June, 2020.



  
Notary Public  
Print Name: C. Blake Dobbins  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2020 03:42:37 PM  
\$49.00 CHARITY  
20200702000276590

Allen S. Bayl