

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB3723

SEND TAX NOTICE TO:

Travis Lee Redford  
105 King James Cir  
Alabaster, AL 35007

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)** 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 **Jessica F. Martin a single person and Kevin Mitchell Martin, a single person** whose mailing address is: 211 Thompson Road Alabaster AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Travis Lee Redford** whose mailing address 105 King James Circle, Alabaster, AL 35007 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 105 King James Circle, Alabaster, AL 35007

Lot 8, according to the Survey of Spring Gate Estates, Phase 3, as recorded in Map Book 21, Page 85, 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.

\$291,000.00 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 31 day of May, 2023

Jessica F. Martin  
Jessica F. Martin

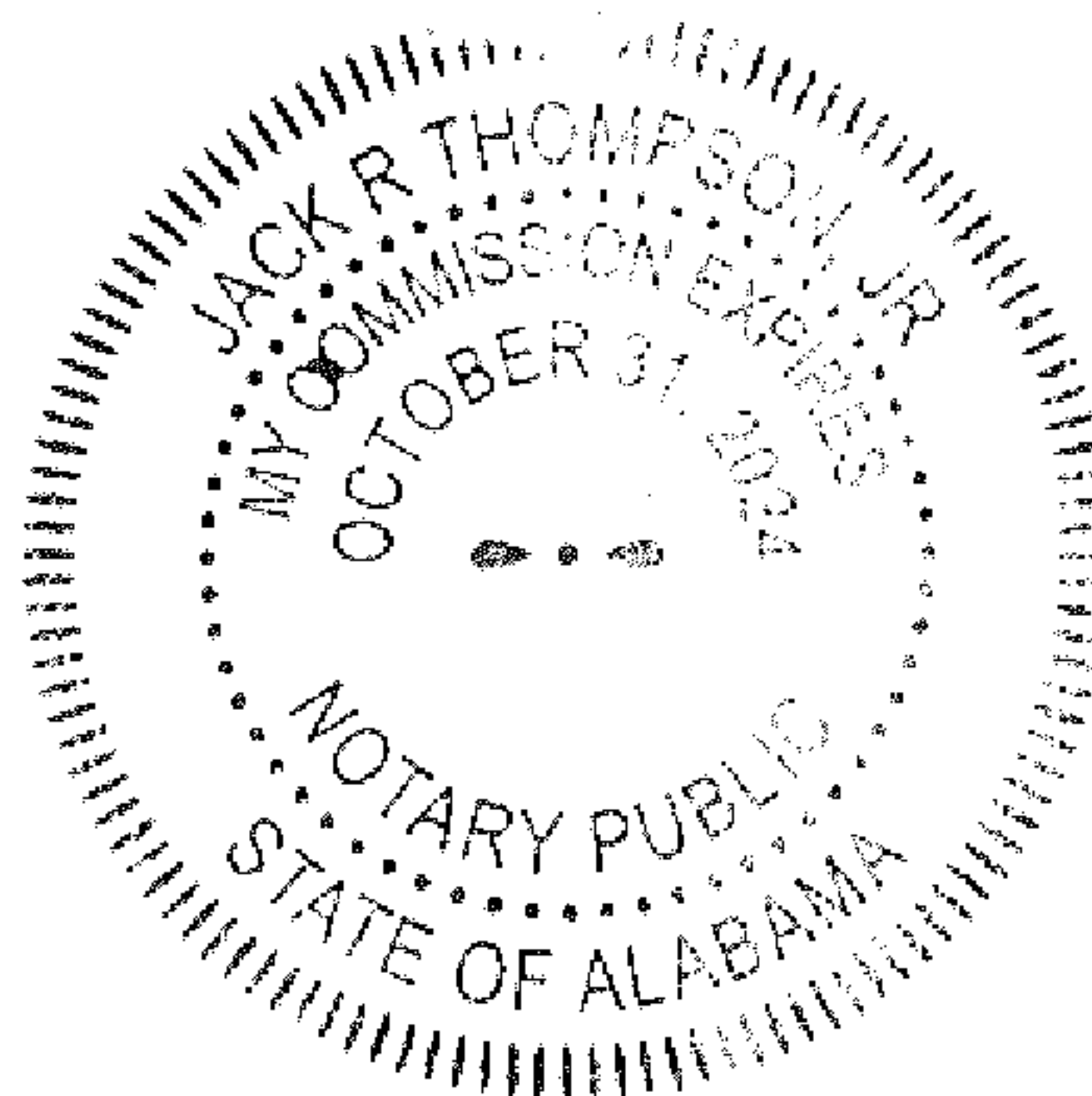
Kevin Mitchell Martin  
Kevin Mitchell Martin

STATE OF Alabama Telford County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jessica F. Martin and Kevin Mitchell Martin** 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 31<sup>st</sup> day of May, 2023

My Commission Expires: 10/31/2024  
Jack R. Thompson Jr.  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/02/2023 02:11:58 PM  
\$34.00 PAYGE  
20230602000167570

Alli S. Beyl