

Send tax notice to:
ZACHARY NELSON
1050 EAGLE VALLEY DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016201

20160503000147100
05/03/2016 11:55:59 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Nine Thousand and 00/100 Dollars (\$389,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHRISTOPHER J. RITTER and TINA M. RITTER, HUSBAND AND WIFE whose mailing address is: 150 McQuirt Lane, Indian Springs AL 35124 (hereinafter referred to as "Grantors") by ZACHARY NELSON whose property address is: 1050 EAGLE VALLEY DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 810, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

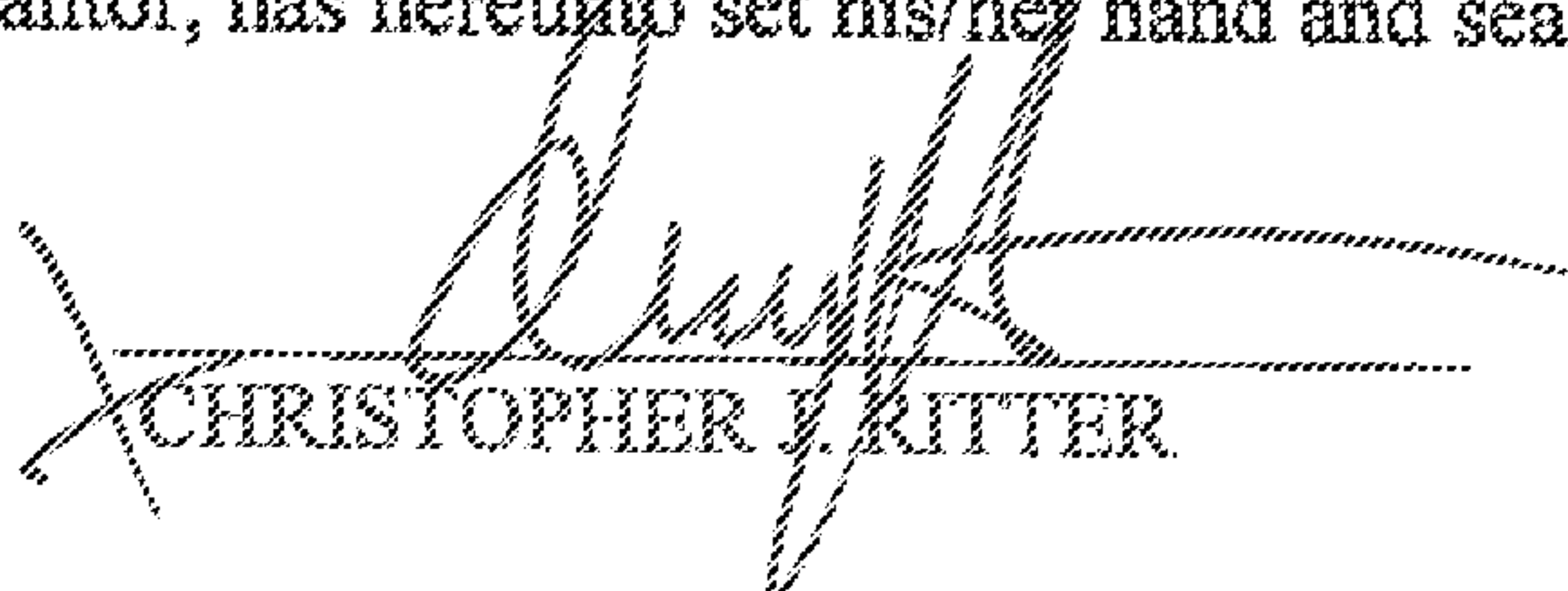
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 24, Page 127A and Map Book 24, Page 127B of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Building setback line of 30 feet reserved from Eagle Valley Way and Eagle Valley Point as shown by plat.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 111, Page 408, Deed 149, page 380 and Deed 109, page 70 in Probate Office.
6. Reservation for an 80 foot easement as shown by instrument recorded in Inst. 1994-20416 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 331, page 262 and Deed 81, page 417 in Probate Office.
8. Release(s) of damages as set out in instrument(s) recorded in Inst. #1996-26590 in Probate Office.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other know or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 24, page 127 and Inst. # 1999-10780 in Probate Office.
10. Restrictions, limitations and conditions as set out in Map Book 24, page 127.


11. Rights of others to use in and to Easements and Right(s)-of-Way(s) as set out by instrument(s) recorded in Deed 290 page 842 in Probate Office.
12. Reservation of Right of Way as set out in Inst. # 1996-26590 in Probate Office.
13. Ingress, Egress and Utility easement as set out in Inst. #1998-42638 in Probate Office.
14. Easements and rights-of-way for roads and utilities, as set out by Condemnation Case No. 19-278, and filed for record in Lis Pendens Book 42, Page 263 (refiled as Instrument No. 1993- 03429) and in Lis Pendens Book 42, Page 303 (re???led as Instrument No. 1992-03427) and amended in Lis Pendens Book 42. Page 287 and as set out in Instrument No. 1993-08450, to the extent applicable to the Subject Property.
15. Any encroachments, overlaps, boundary line disputes, or other facts which would be disclosed by an accurate survey and inspection of the Subject Property.
16. Homeowners Association recorded in Official Records Document No 20050426000198880, Instrument 1996-33773 of the Probate Records of Shelby County, Alabama.
17. Articles of Incorporation recorded in Official Records Document No 20071206000554370, of the Probate Records of Shelby County, Alabama.
18. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 206, Page 448, Instrument 1998-49271.

\$350,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of April, 2016.

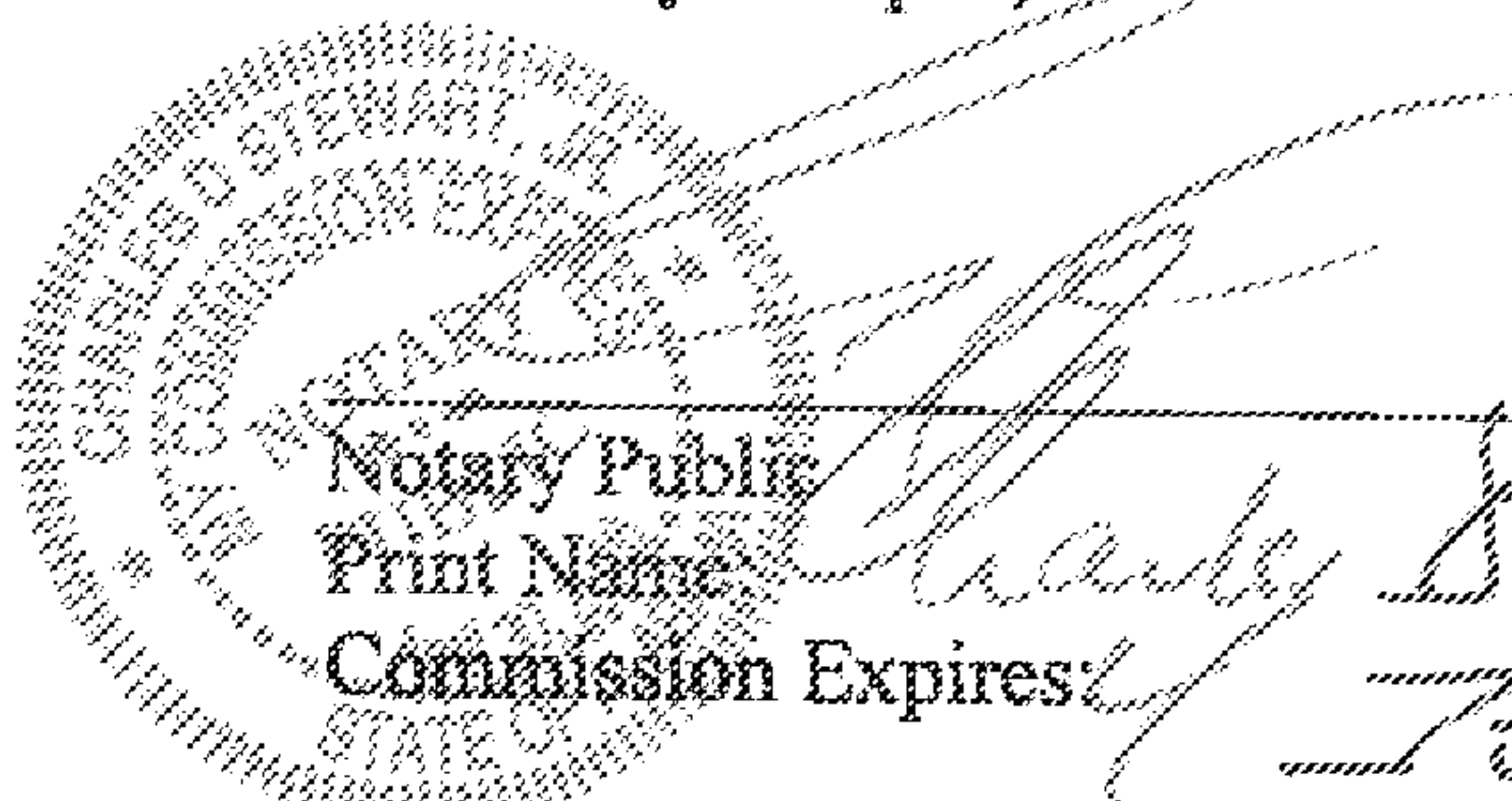

CHRISTOPHER J. RITTER


TINA M. RITTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER J. RITTER and TINA M. RITTER 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 29th day of April, 2016.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 7/1/16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2016 11:55:59 AM
\$56.00 CHERRY
20160503000147100

