

Send tax notice to:
LUIZ CORCAO
924 TALON WAY
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

2017124

20170405000115340
04/05/2017 10:07:32 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Two Thousand and 00/100 Dollars (\$292,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALLEN AUSTIN and ELIZABETH TYLER AUSTIN, HUSBAND AND WIFE **whose mailing address** is: 1065 Inverness Cove Way, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LUIZ CORCAO and EVELMA L. CORCAO **whose property address** is: 924 Talon Way, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Final Plat of Eagle Trace - Phase 2, as recorded in Map Book 30, Page 38, in the Probate Office of Shelby County, Alabama.

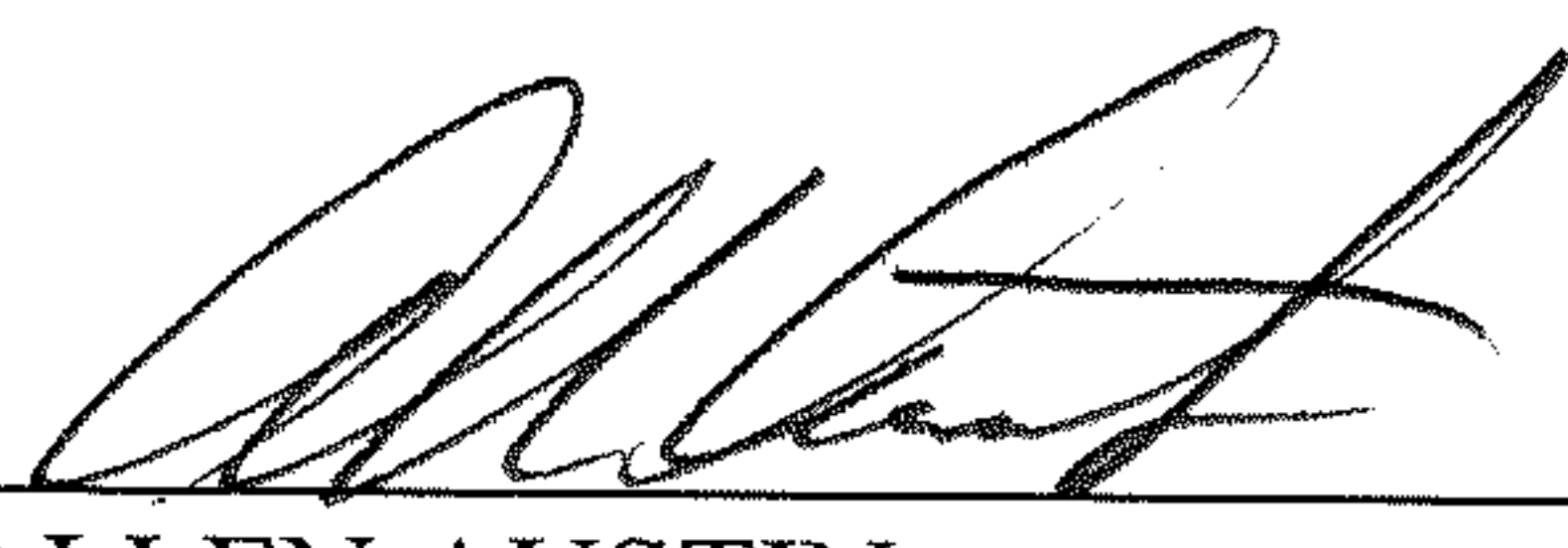
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Eagle Trace-Phase 2 recorded in Map Book 30, Page 38, in the Office of the Judge of Probate 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. Right-of-way to Shelby County recorded in Volume 278, Pages 889 and 893.
5. Right-of-way to State of Alabama for widening Highway 280 recorded in Probate Minutes 42, Page 267.
6. Right-of-way to Alabama Power Company recorded in Volume 111, Page 408; Volume 124, Page 491; Volume 124, Page 516 and Volume 146, Page 408.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens as recorded in Volume 206, Page 448.
8. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #20020605000268330; Instrument #20021118000575900 and amended by Instrument #20021209000615240.
9. By-Laws of Eagle Point Homeowners Association, Inc. as recorded in Instrument #1996-33773.
10. Resolution of Eagle Point Homeowners Association, Inc. as recorded in Instrument #20020611000275190.

\$279,812.00 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 3rd day of April, 2017.

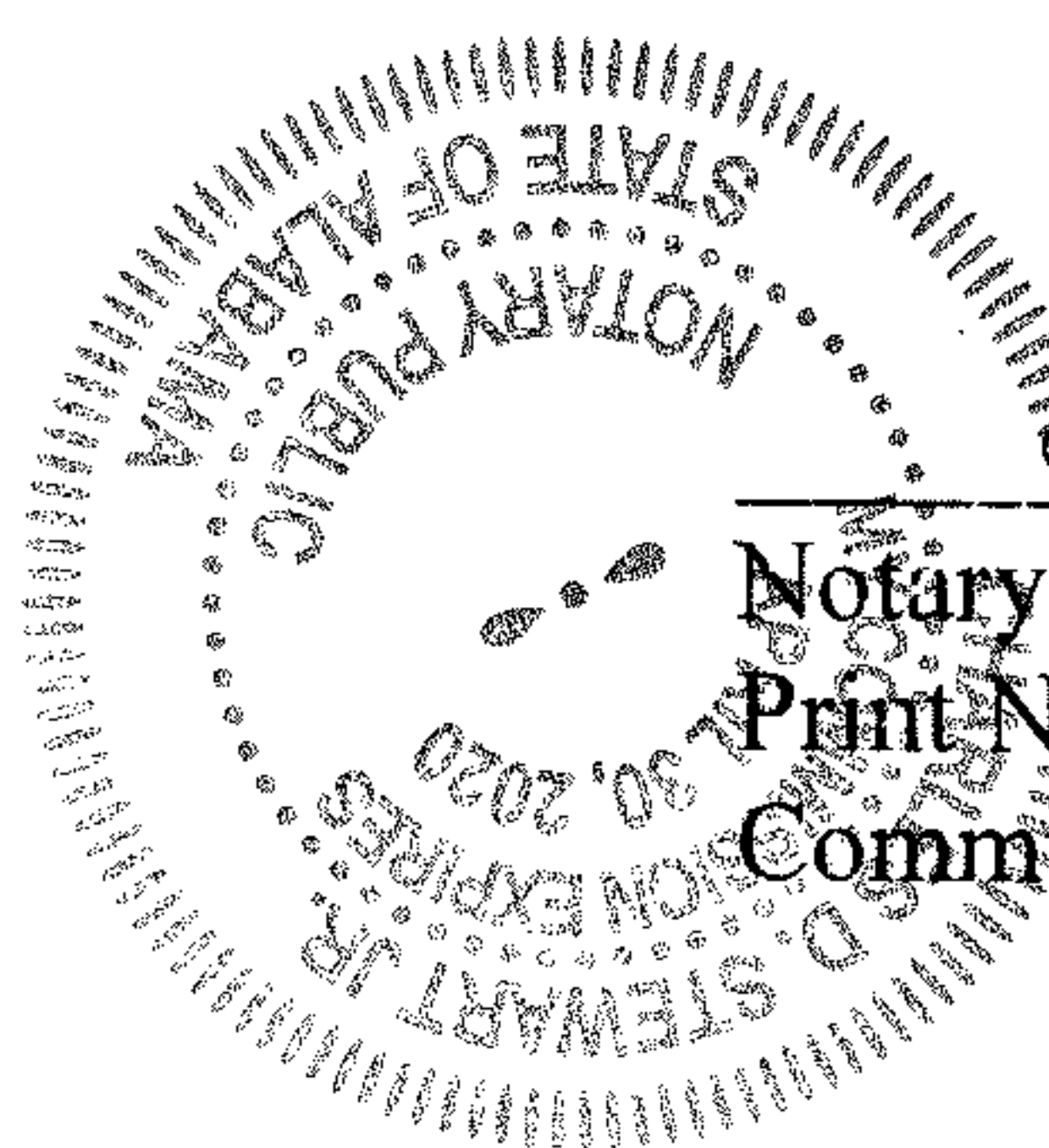

ALLEN AUSTIN

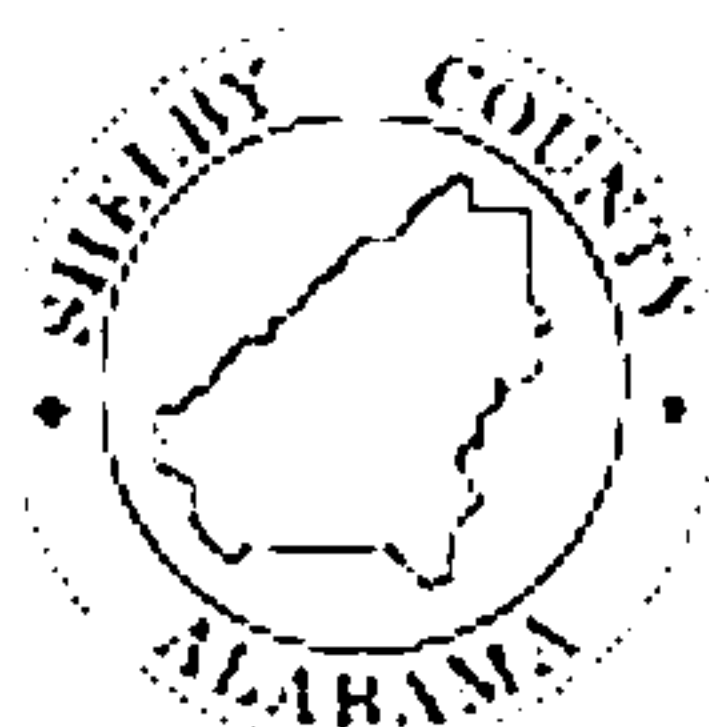

ELIZABETH TYLER AUSTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLEN AUSTIN and ELIZABETH TYLER AUSTIN 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 3rd day of April, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 10:07:32 AM
\$30.50 CHERRY
20170405000115340

