

Send tax notice to:
BRADLEY THOMAS AMACKER
1312 INVERNESS COVE 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

2018359

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Four Thousand and 00/100 Dollars (\$254,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOHN O. MOORE**, a single individual, whose mailing address is: 2012 W. Wilmington Pl, Birmingham AL 35242 (hereinafter referred to as "Grantor") by **BRADLEY THOMAS AMACKER and SONYA ELIZABETH AMACKER** whose property address is: 1312 INVERNESS COVE 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 166A, according to the Final Plat of the Residential Subdivision Inverness Cove Phase 2- Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Easement granted Alabama Power Company recorded in Real 365, Page 785 and Real 365, Page 819; Inst. No. 1994-34517 and Inst. No. 2007-18013.
5. Easement to the City of Hoover recorded in Inst. No. 1998-24499 and Real 365, Page 871.
6. Right-of-way granted to Alabama Power Company recorded in Deed Volume 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 318, Page 27.
7. Declaration of Protective Covenants recorded in Inst. No. 2005-2087; Inst. No. 2005-52156 and Inst. No. 2006-4787.

\$249,399.00 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.

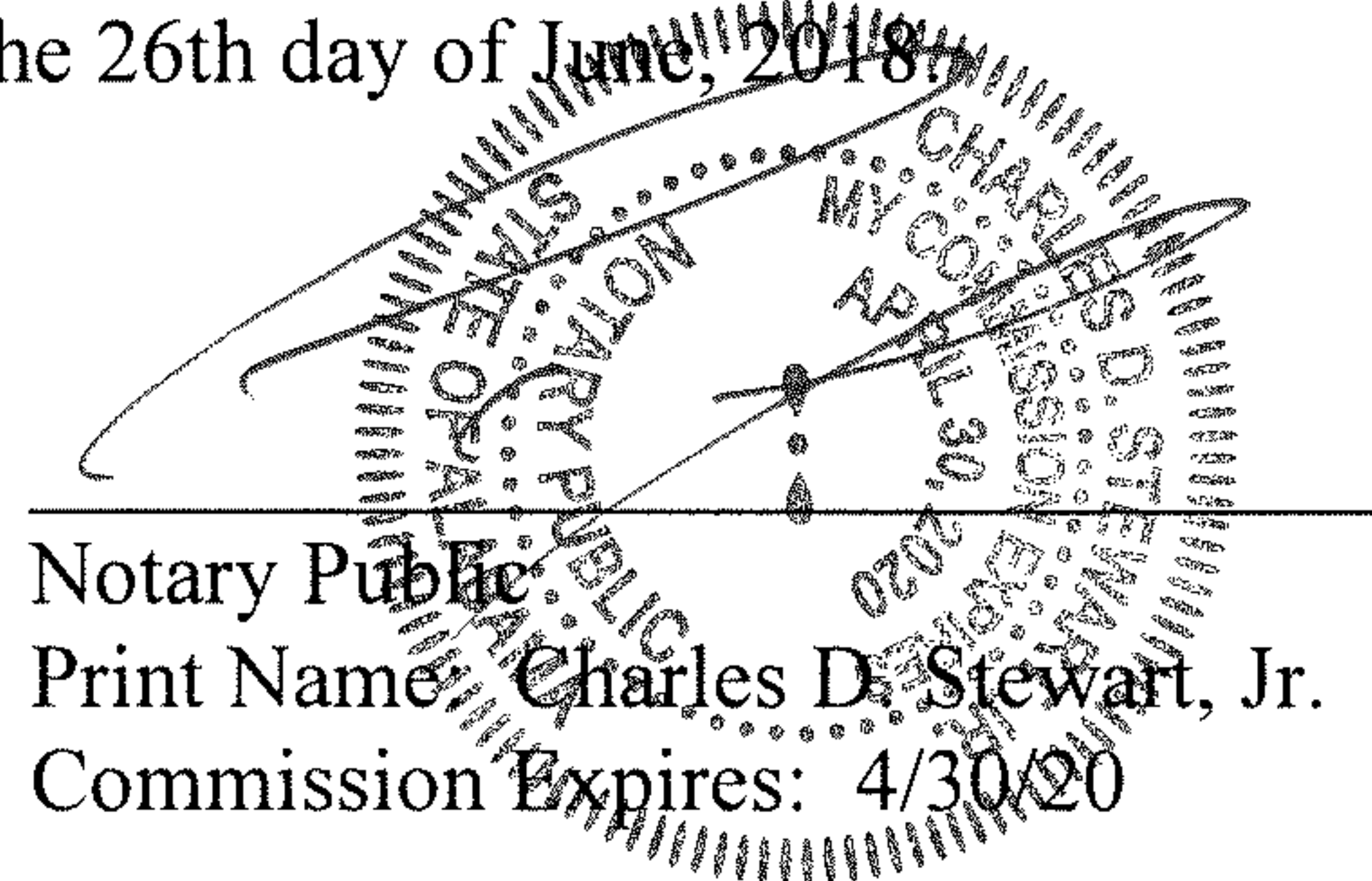
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 26th day of June, 2018.

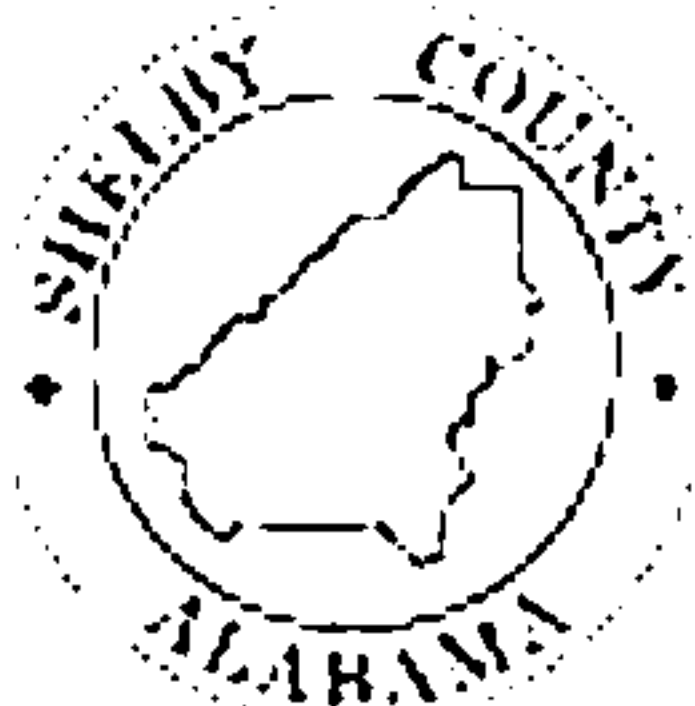

JOHN O. MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN O. MOORE whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2018.


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
06/28/2018 12:26:22 PM
\$23.00 CHERRY
20180628000231460

