

Send tax notice to:
JIMMY R QUINTANILLA
2102 EAGLE RIDGE 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

2020702

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand Five Hundred and 00/100 Dollars (\$270,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REED P NITTO, a married man**, whose mailing address is: 208 LEDGE CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **JIMMY R QUINTANILLA** whose property address is: **2102 EAGLE RIDGE DRIVE, BIRMINGHAM, AL, 35242** 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 Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama.

This is not the homestead of the Grantor or his spouse.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Drainage and Flowage easement as recorded in Real 67, Page 940.
4. Easement granted to Alabama Power Company as recorded in Real 220, Page 521; Real 220, Page 532 and Real 207, Page 380.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 327, Page 553.
6. Declaration of Protective Covenants as set out in Real 194, Page 54.
7. Agreement concerning electric service to NCNB/Brook Highland set out in Real 306, Page 119.
8. Restrictive Agreement set out in the deed to Crossbridge Church of Christ as recorded in Instrument No. 2000-16172.
9. Covenants, conditions and restrictions s set out in Inst. No. 2003-335780 amended in Inst. No. 2003-663650 and amended in Inst. No. 2003-665710.

\$262,385.00 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 16th day of September, 2020.

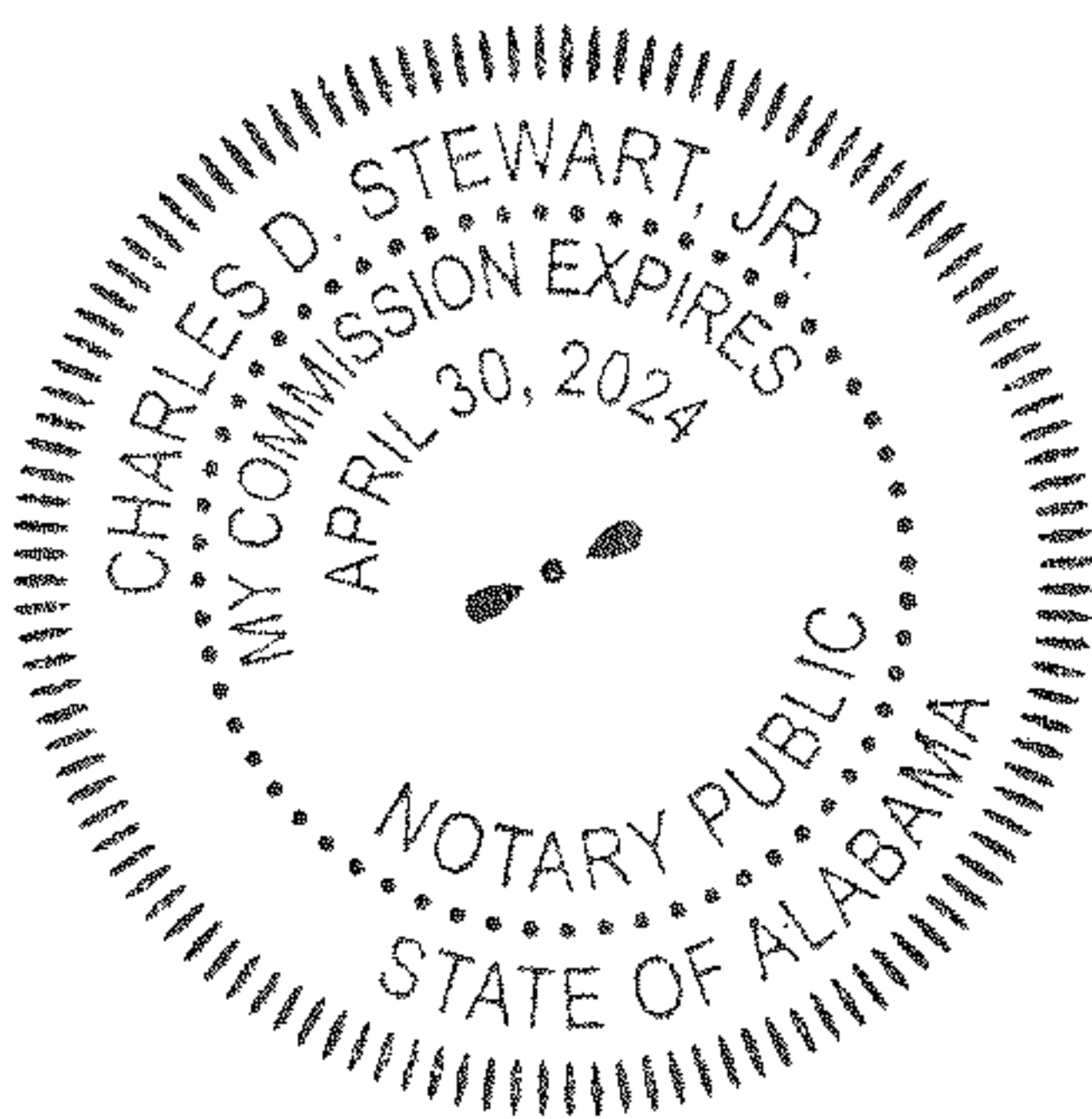

REED P NITTO

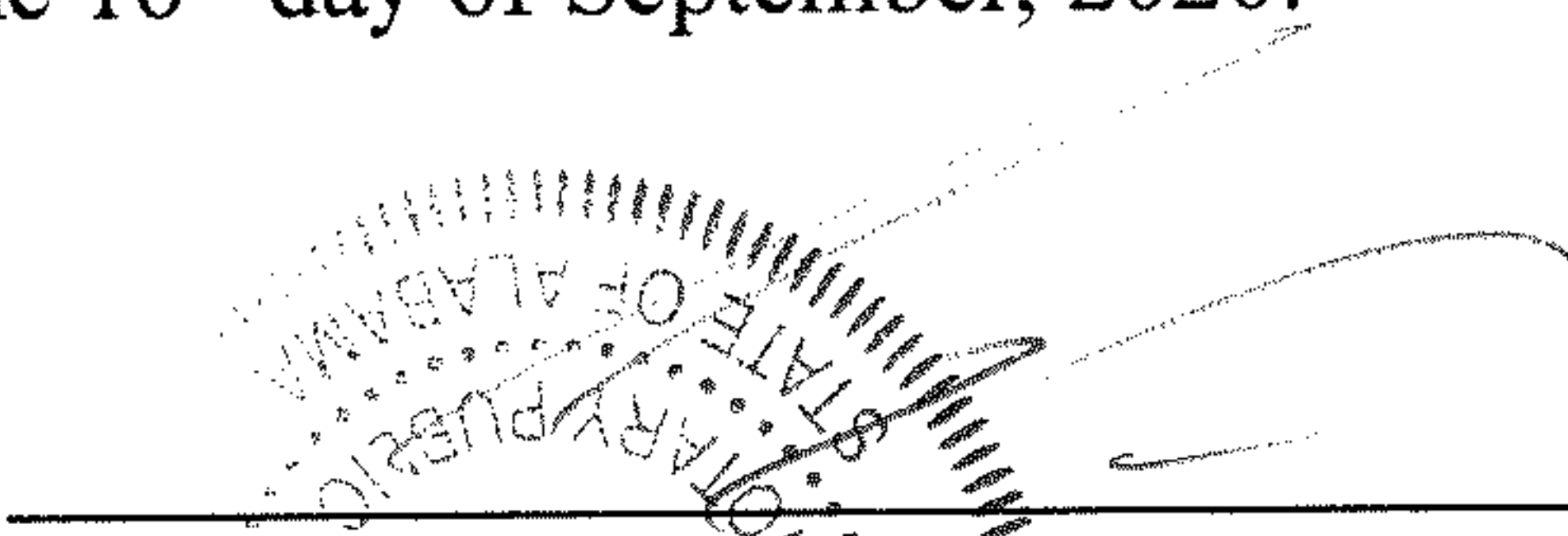
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REED P NITTO 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 16th day of September, 2020.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2020 11:25:19 AM
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