

20221010000384350
10/10/2022 10:40:56 AM
DEEDS 1/2

Send tax notice to:
VALERIE K PETERSON
1021 EAGLE NEST CIRCLE
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

2022513T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-One Thousand Five Hundred and 00/100 Dollars (\$531,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TINA F TOULIATOS and PAUL F TOULIATOS, WIFE AND HUSBAND**, whose mailing address is 1005 Columbia Cir. Bham 35242 (hereinafter referred to as "Grantors") by **VALERIE K PETERSON and MICHAEL C PETERSON** whose property address is: **1021 EAGLE NEST CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1734, according to the Survey of Eagle Point, 17th Sector, as recorded in Map Book 30, page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Eagle Point, 17th Sector, as recorded in Map Book 30, page 82, in the Probate Office 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. Articles of Incorporation of the Eagle Point Homeowners Association as recorded in Instrument #20050426000198880, and By-Laws as recorded in Instrument #1996-33773.
5. Easements and rights-of-way as recorded in Book 290, Page 842; Deed Book 290, page 848; Instrument #1993-3817; Instrument #1996-1572; Instrument #1994-36373 and Instrument #1996-26590.
6. Transmission line permits granted to Alabama Power Company in Book 111, Page 408 and Deed Book 149, page 380.
7. Conditions, covenants and restrictions as recorded in Instrument #3003-61054 and Instrument #2003-754.
8. Right of Way recorded in Instrument #2001-18572 and Instrument #1999-12006.

9. Easements and rights-of-way for roads and utilities, as set out by Condemnation Case #19-287, and filed for record in Lis Pendens Book 42, Page 263 (refiled as Instrument #1993-03429) and in Lis Pendens Book 42, Page 303 (refiled as Instrument #1992-03427) and amended in Lis Pendens Book 42, Page 287 (refiled as Instrument #1992-03428) and as set out in instrument #1993-08450, to the extent applicable to the Subject Property.
10. Reservation as shown in Map Book 35, page 94 A & B, regarding Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks ay occur.

ALL 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 Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 6th day of October, 2022.

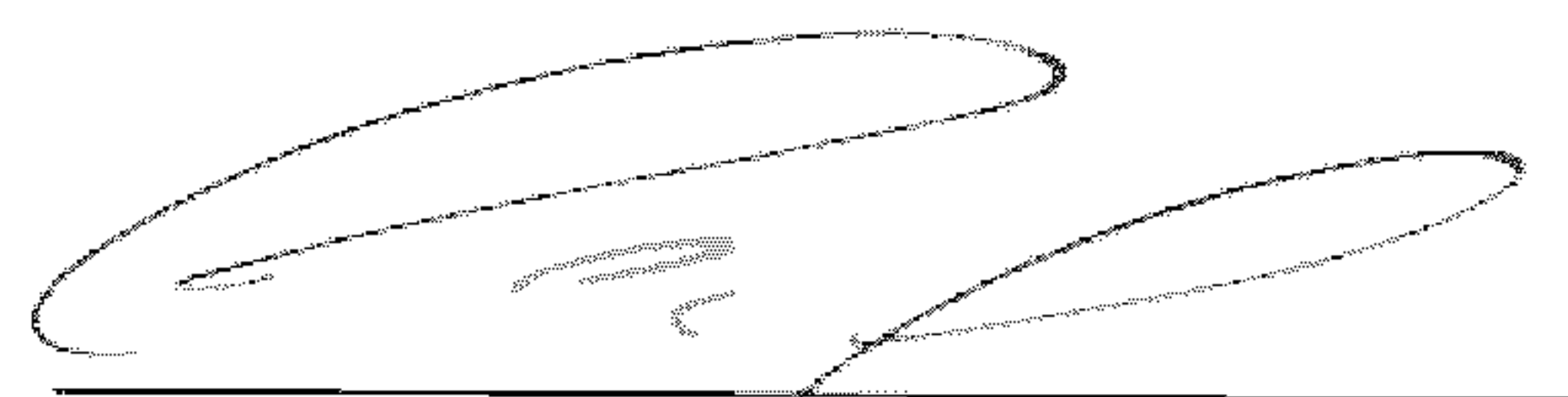

TINA F TOULIATOS


PAUL F TOULIATOS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TINA F TOULIATOS and PAUL F TOULIATOS whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of October, 2022.



Notary Public

Print Name:

Commission Expires:

4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 10:40:56 AM
\$26.00 BRITTANI
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