

Send tax notice to:

NORMAN W. NACCARI  
2901 SELKIRK CIRCLE  
BIRMINGHAM, ALABAMA, 35242

STATE OF ALABAMA  
Shelby COUNTY

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

2012157

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand and 00/100 Dollars (\$179,000.00) in hand paid to the undersigned, KENNETH J. SPEIGNER and JENNIFER J. SPEIGNER, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by NORMAN W. NACCARI and/or JANICE A. NACCARI (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 21, BLOCK 1, ACCORDING TO THE SURVEY OF SELKIRK, A  
SUBDIVISION OF INVERNESS PHASE IV, AS RECORDED IN MAP BOOK 6,  
PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF SELKIRK, AS RECORDED IN MAP BOOK 6, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVNENATS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN VOLUME 21 AT PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOL 48 AT PAGE 427 AND DEED BOOK 42 AT PAGE 246, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. AGREEMENT REGARDING SANITARY SEWER IN REAL 314 AT PAGE 561, AS ASSIGNED AND SUPPLEMENTED IN REAL 328 AT PAGE 64 AND REAL 365 AT PAGE 876.
6. RESTRICTIONS, PERMITS AND AGREEMENT WITH ALABAMA POWER CO. IN VOL 21 AT PAGE 376, MISC BOOK 21 AT PAGE 10, VOL 21 AT PAGE 377, VOL 306 AT PAGE 10 AND DEED BOOK 320 AT PAGE 30.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 04/19/2012  
State of Alabama  
Deed Tax:\$179.00

  
20120419000134610 1/2 \$194.00  
Shelby Cnty Judge of Probate, AL  
04/19/2012 12:40:25 PM FILED/CERT

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 6th day of April, 2012.

  
KENNETH J. SPEIGNER

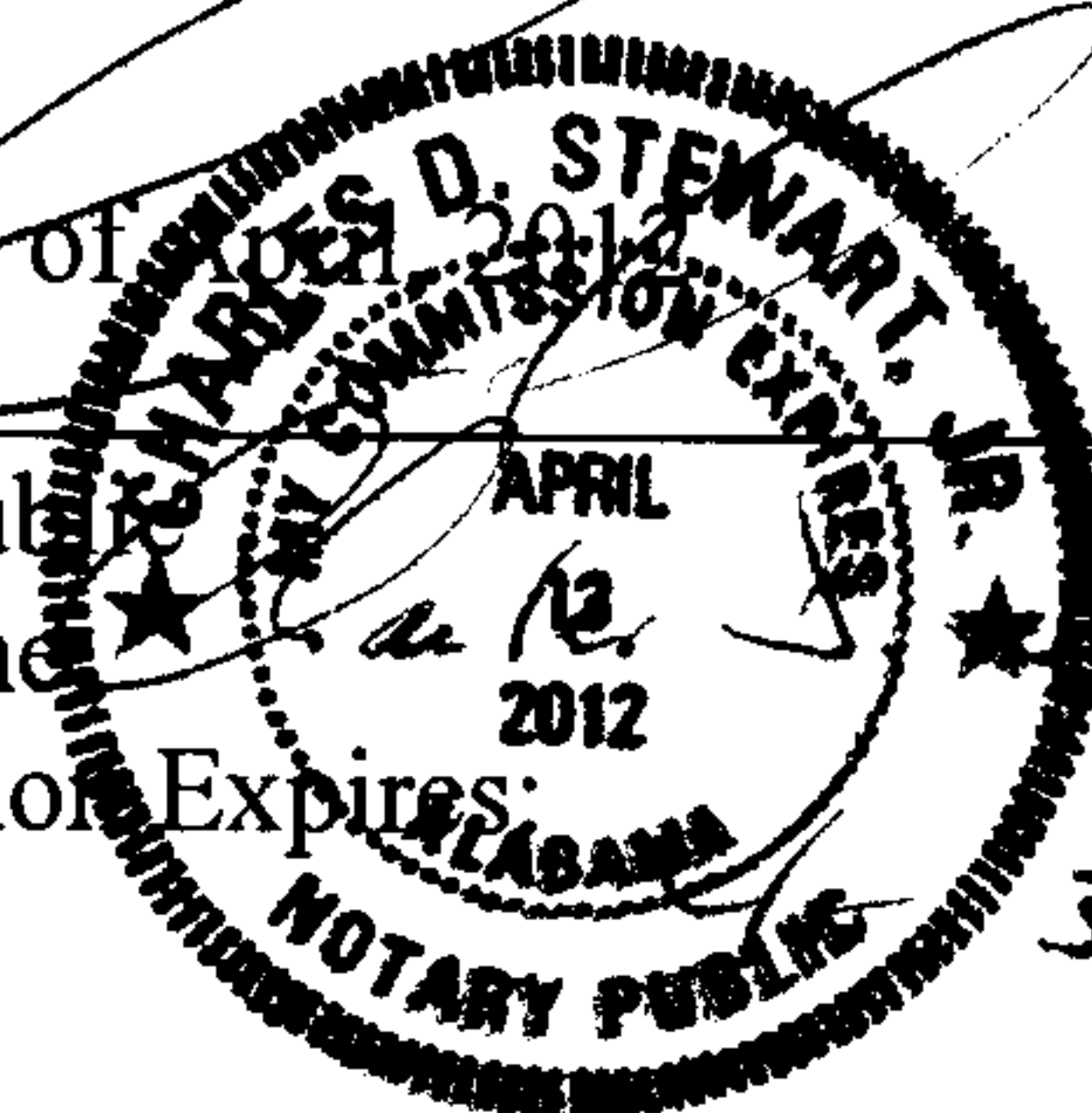
  
JENNIFER J. SPEIGNER

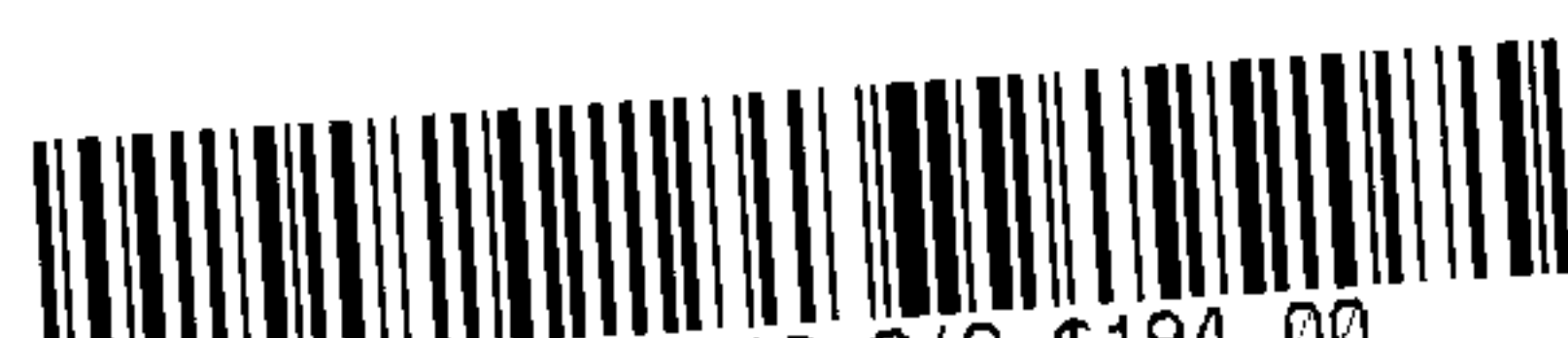
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH J. SPEIGNER and JENNIFER J. SPEIGNER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2012.

Notary Public  
Print Name  
Commission Expires



  
20120419000134610 2/2 \$194.00  
Shelby Cnty Judge of Probate, AL  
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