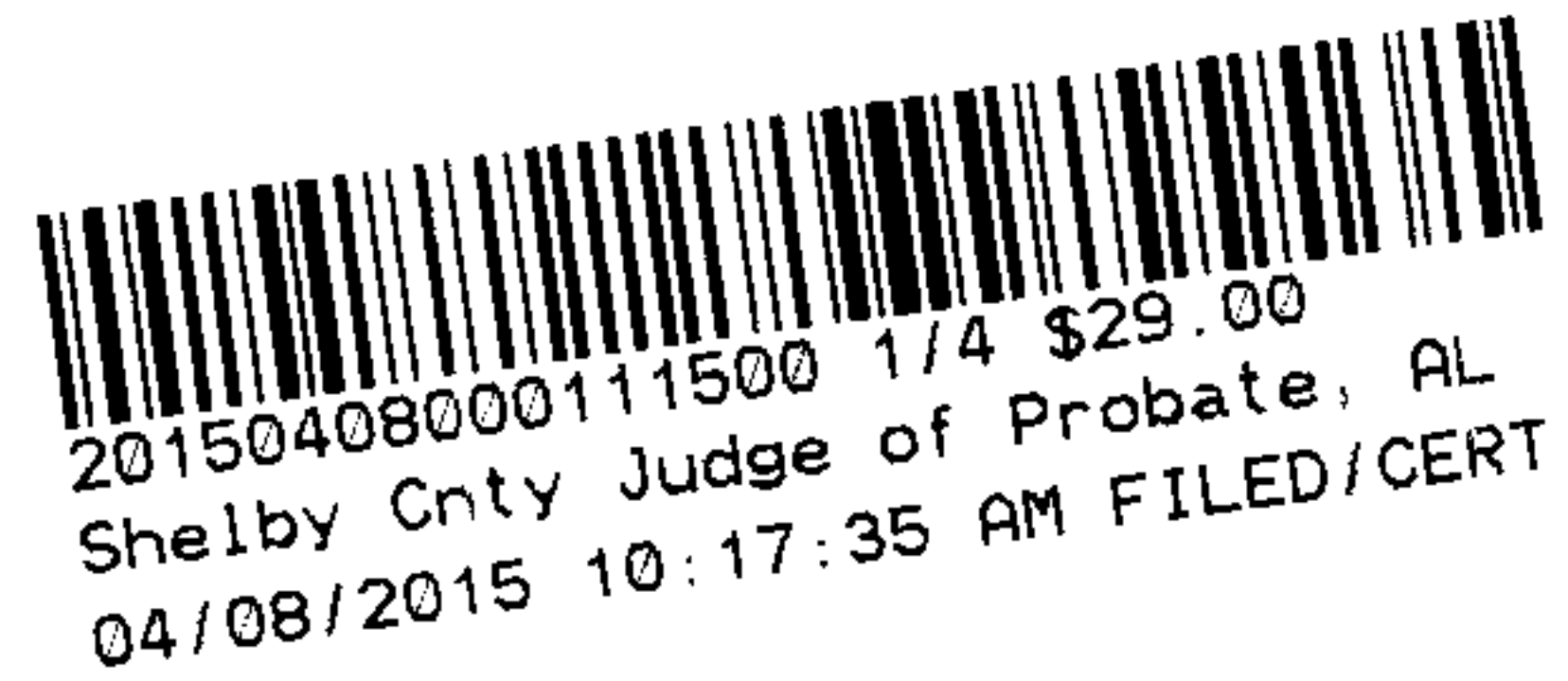


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy One Thousand and no/100's Dollars (\$171,000.00)** to the undersigned grantors,

Michael A. Naro and wife, Christina H. Naro

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the grantees,

Sean M. Jackson and Ashley L. Jackson

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 105, according to the Survey of Summer Brook, Sector 5, Phase 2 as recorded in Map Book 21, Page 105 in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date the interest or mortgage in the above described property is acquired.**
- 2. All taxes for the year 2015 and subsequent years, not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 6. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 7. Such state of facts as shown on subdivision plat recorded in Plat Book 21, Page 105.**
- 8. 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.**
- 9. 30' building line Winterhaven Drive as shown on recorded Map Book 21, Page 105.**
- 10. 40' easement Southern Natural Gas as shown on recorded Map Book 21, Page 105.**

11. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1997-15409 in the Probate Office of Shelby County, Alabama.

12. Easement to Alabama Water & Gas Board as recorded in Book 278, Page 391.

13. Easement to Alabama Power Company as recorded in Instrument 1997-19425. I

14. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 21, Page 105 in the Probate Office. Any violation of this covenant will not result in a forfeiture or reversion of title.

16. Restrictions, limitations, conditions and other provisions as set out in Map Book 21, Page 105 in the Probate Office.

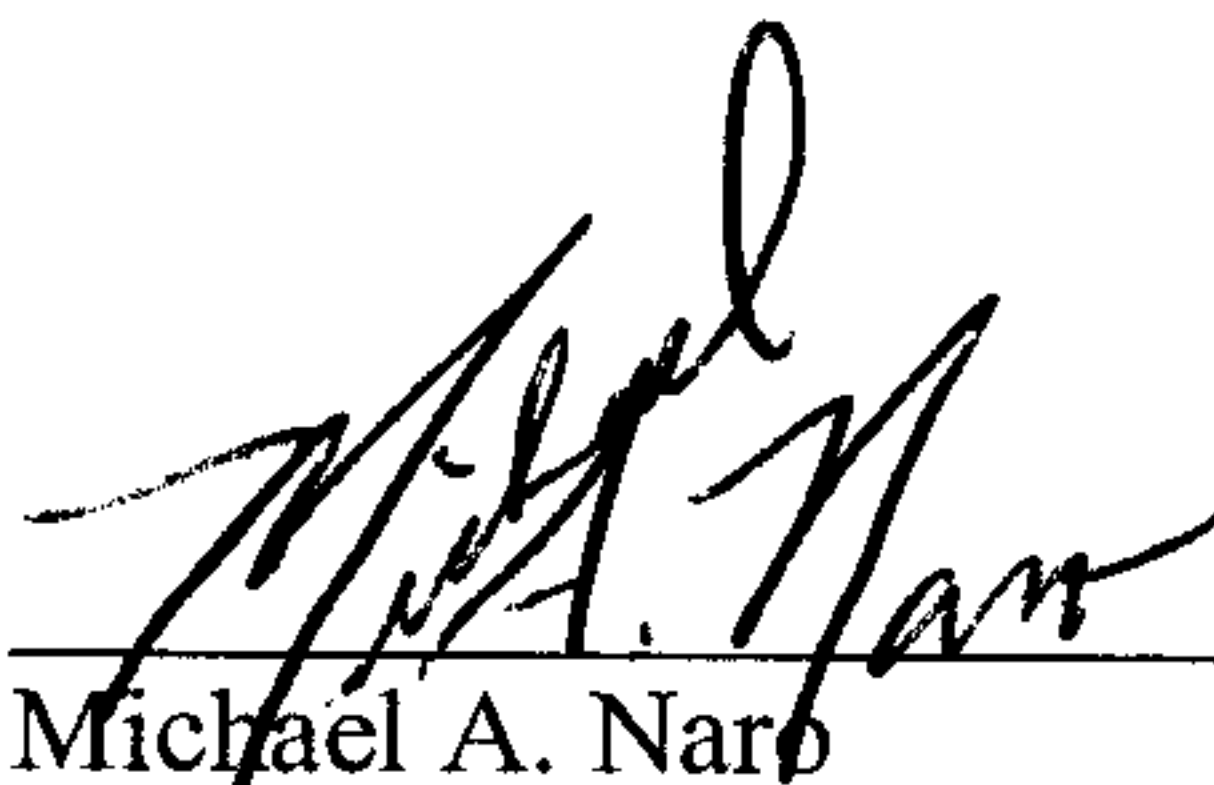
\$165,292.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

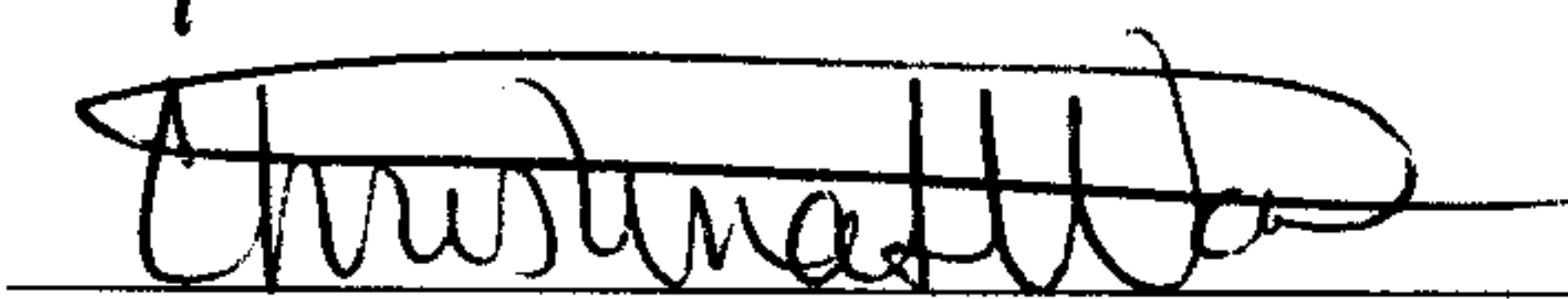
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of April, 2015.

WITNESS:


Michael A. Naro


Christina H. Naro

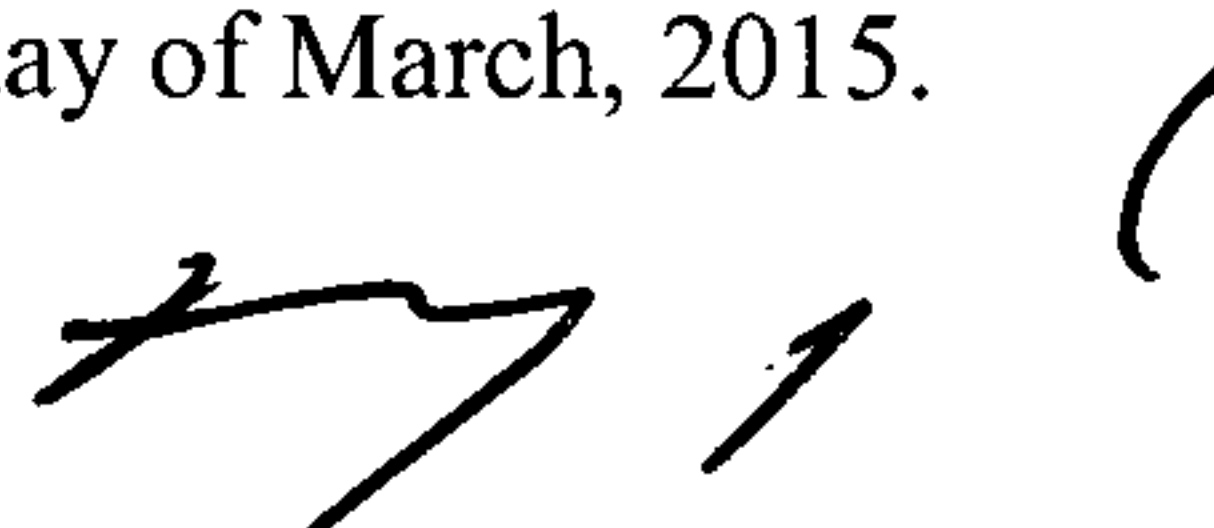

20150408000111500 2/4 \$29.00
Shelby Cnty Judge of Probate, AL
04/08/2015 10:17:35 AM FILED/CERT

Notary on next page

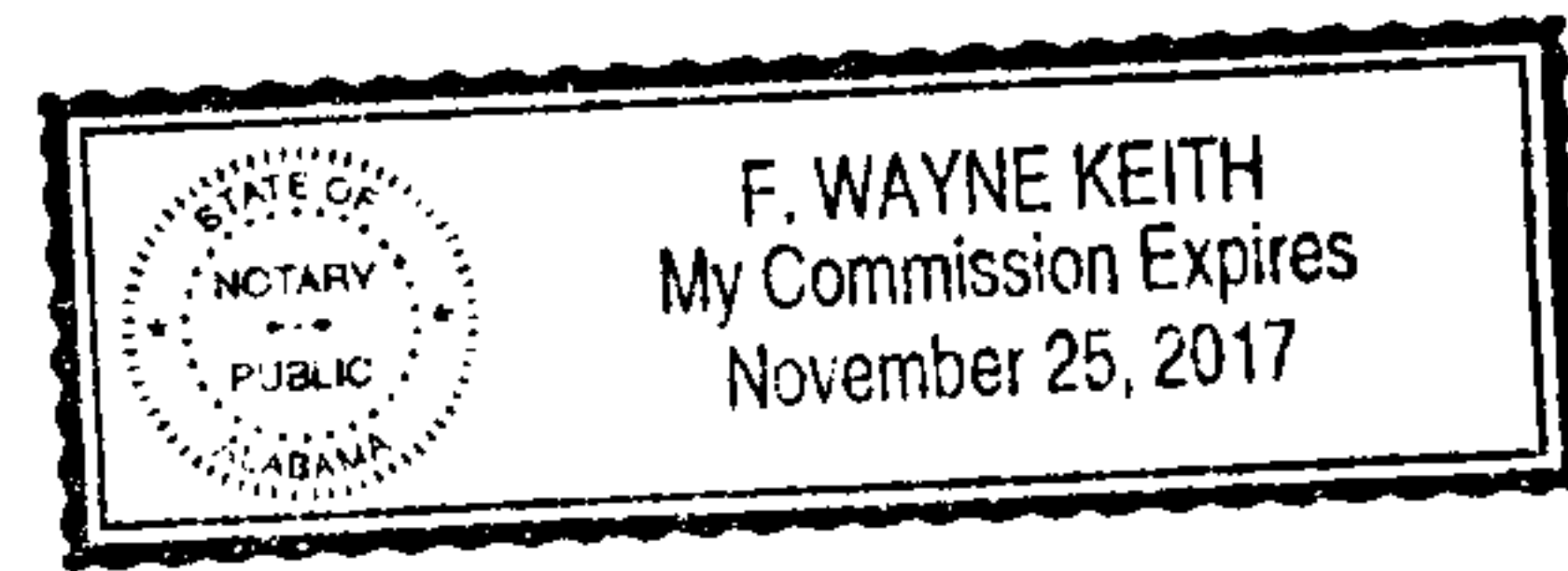
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Christina H. Naro, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of March, 2015.



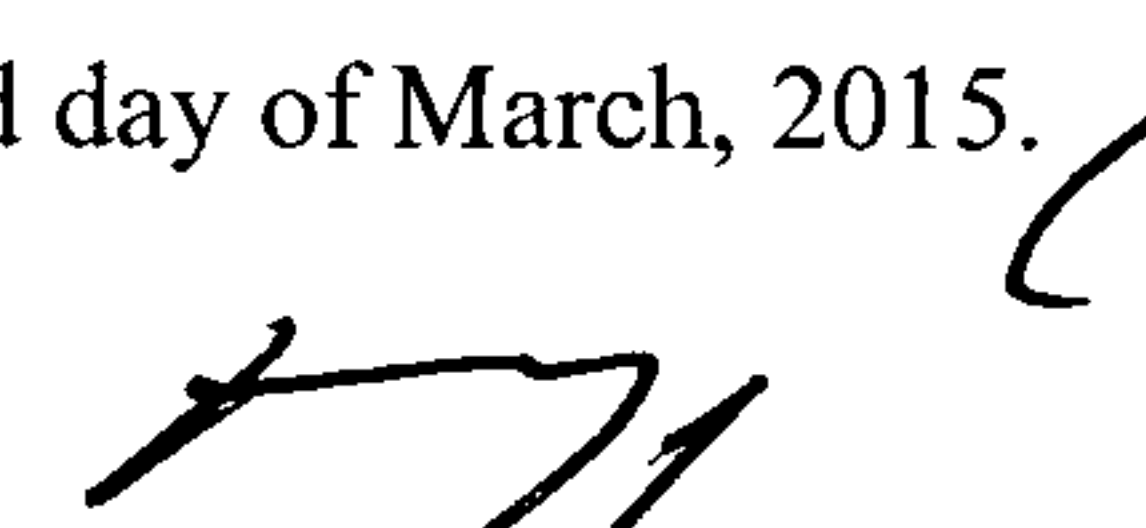
Notary Public



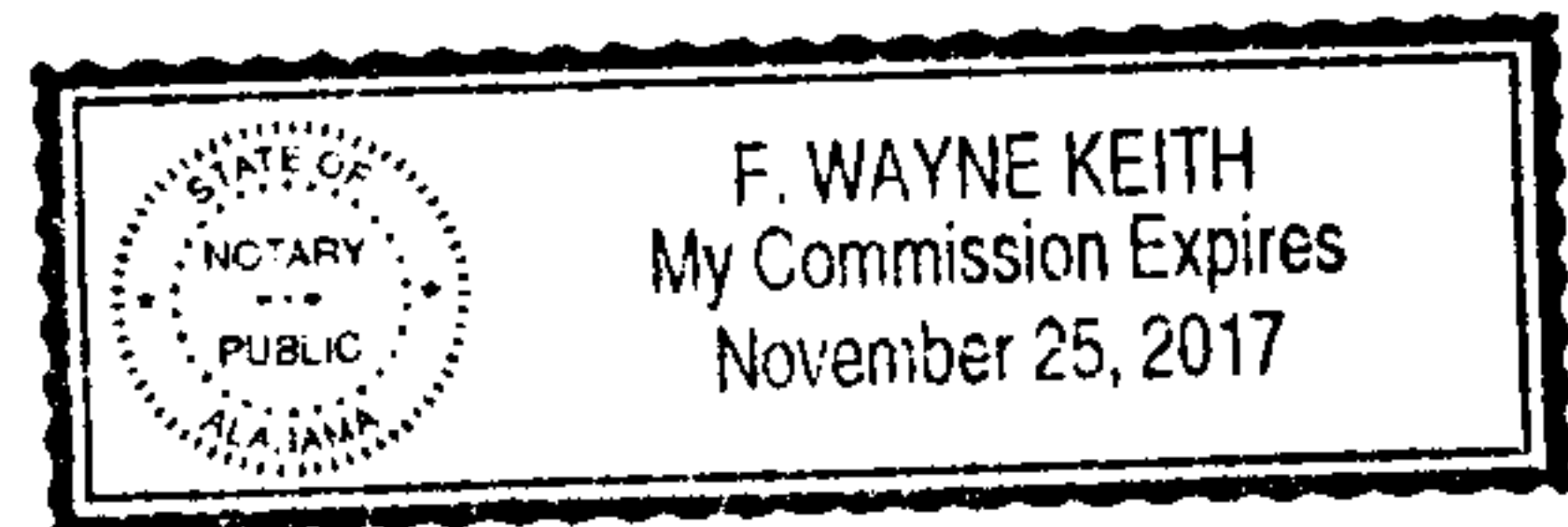
STATE OF ALABAMA
SHELBY COUNTY

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

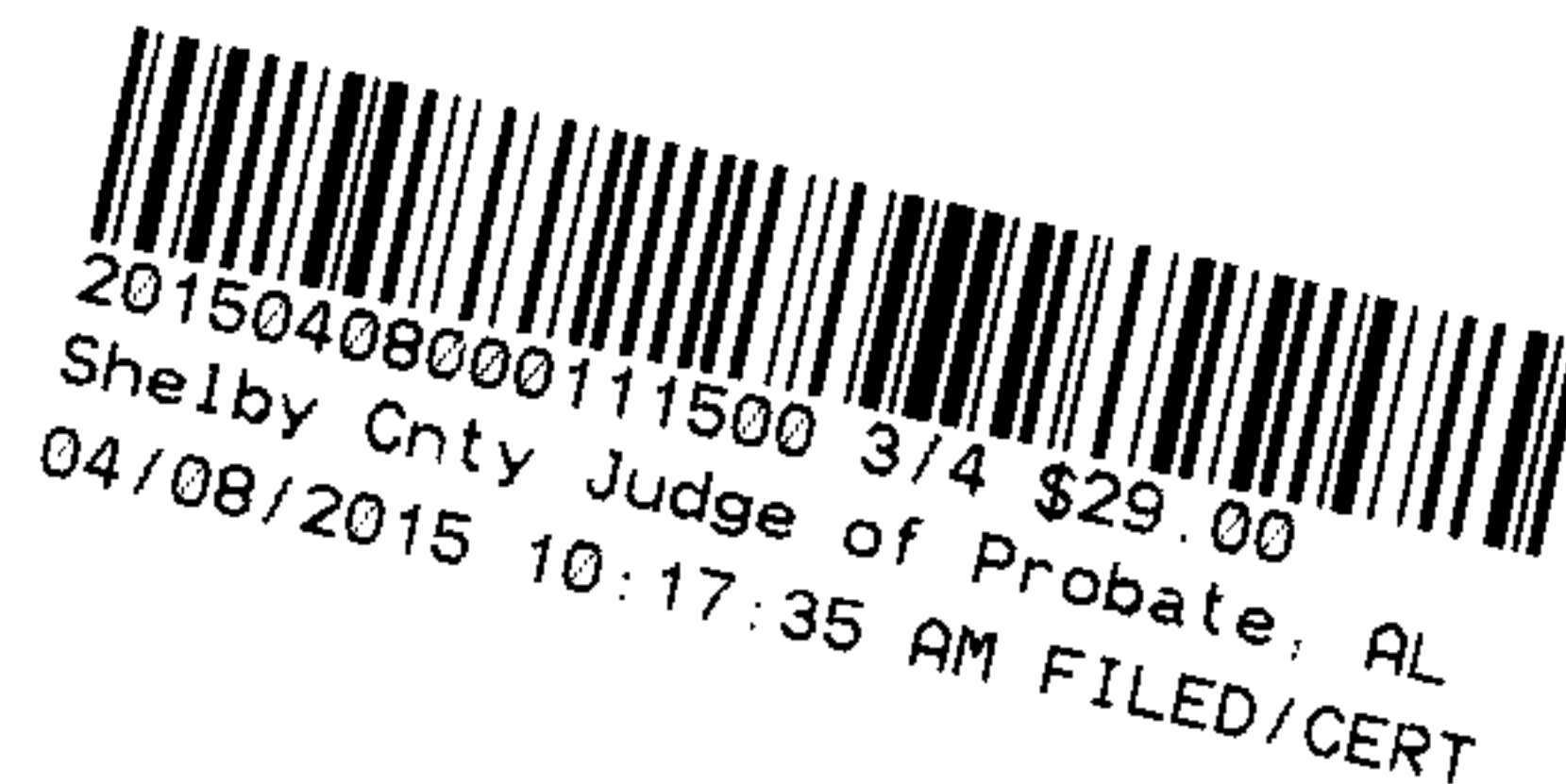
Given under my hand and seal this the 3rd day of March, 2015.



Notary Public



SEND TAX NOTICE TO:
Sean M. Jackson
84 Winterhaven Drive
Alabaster, Alabama 35007



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: Michael A Naro
Christina H Naro

Mailing Address : 147 Scarlet Oak Drive
Maylene, AL 35114

Grantees' Name: Sean M Jackson
Ashley L Jackson

Mailing Address: 84 Winterhaven Drive
Alabaster, AL 35007

Property Address: 84 Winterhaven Drive
Alabaster, AL 35007

Date of Transfer: April 3, 2015

Total Purchase Price \$171,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒	Bill of Sale	☐ Appraisal
☒	Sales Contract	☐ Other
☒	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: April 3, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

