

Send tax notice to:
NORMAN W. NACCARI
5125 SELKIRK 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

2015600

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DEANNA L. MARTIN, A SINGLE INDIVIDUAL whose mailing address is: 2112 Lake View Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by NORMAN W. NACCARI and JANICE A. NACCARI and JOHN DAVID EDWIN NACCARI whose mailing address is: 5125 SELKIRK 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 3, 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, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE MAP AND 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.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC VOLUME 21, PAGE 377 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC VOLUME 21, PAGE 10 AND MISC VOLUME 21, PAGE 376 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

DEANNA L. MARTIN IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED AS RECORDED IN INSTRUMENT NO. 1993-42059 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, THOMAS W. MARTIN HAVING DIED ON OR ABOUT THE 12th DAY OF August, 2005.

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 22nd day of September, 2015.


DEANNA L. MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEANNA L. MARTIN 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 22nd day of September, 2015.


Notary Public
Print Name: Charles D. Spivey
Commission Expires: 6-30-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/23/2015 01:38:38 PM
\$112.00 CHERRY
20150923000333470

