

Send tax notice to:
ROBERT TRIONE
5105 S. BROKEN BOW DR.
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

2015755

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$212,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHARLES R. HITCHCOCK and VARA G. HITCHCOCK, HUSBAND AND WIFE whose mailing address is: 21430 REDBONE LANE, WAYNESVILLE, MA 65583 (hereinafter referred to as "Grantors") by ROBERT A. TRIONE and EMILY TRIONE whose mailing address is: 5105 S. BROKEN BOW DR., 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 82, according to the Survey of Broken Bow, 2nd Addition, as recorded in Map Book 8, Page 152, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAPS, INCLUDING AND NOT LIMITED TO NOTES, CONDITIONS AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 54, PAGE 220.
4. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 353, PAGE 802
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 81, PAGE 171, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$170,000.00 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/her hand and seal
this the 30th day of December, 2015.

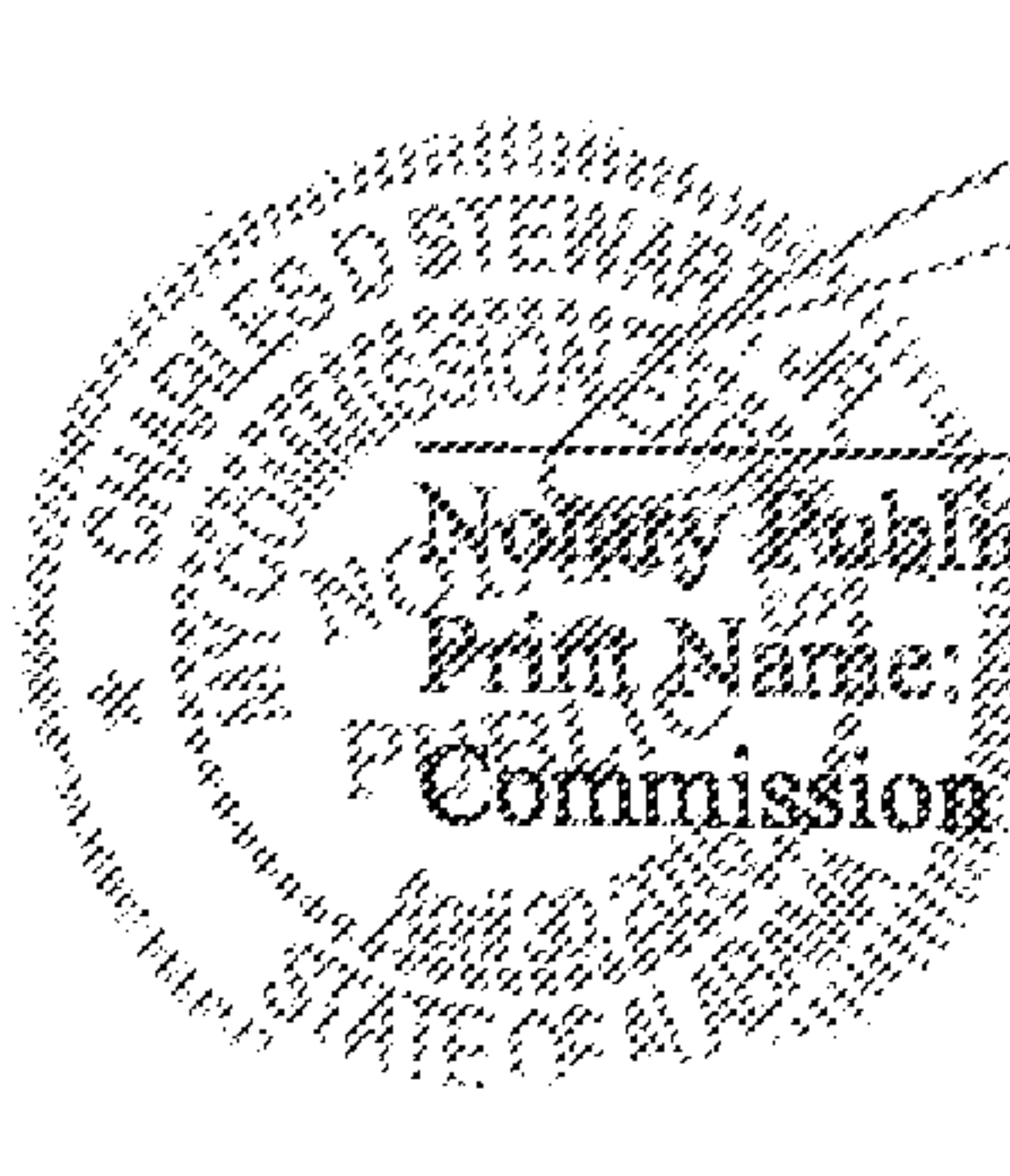
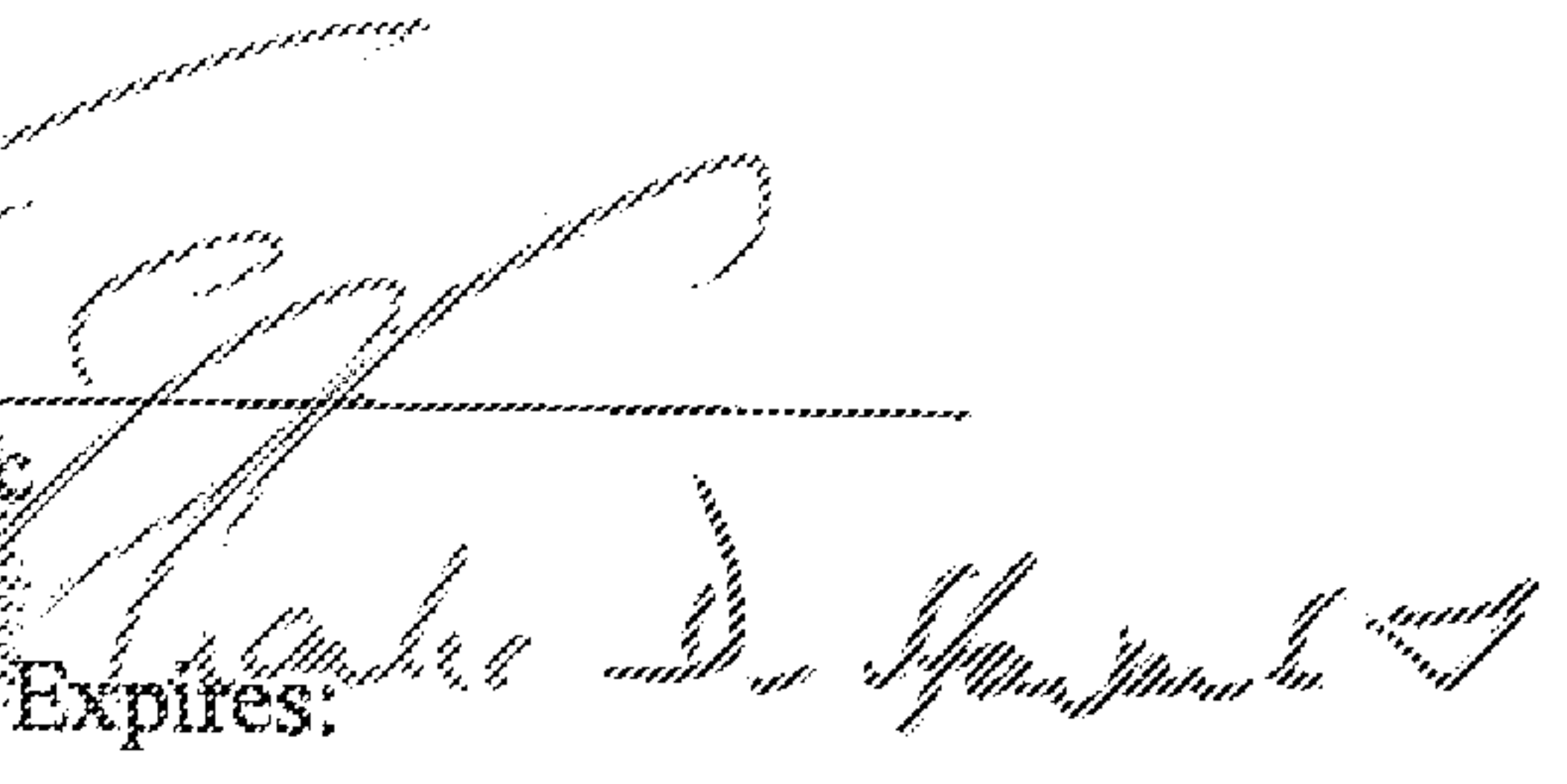
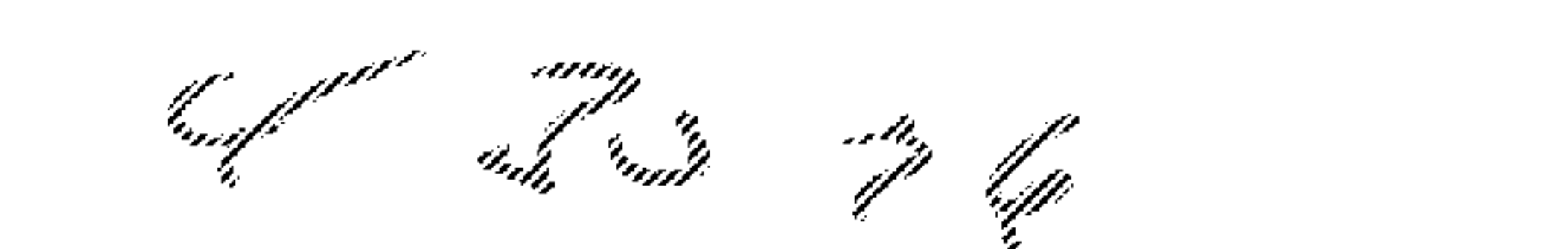

CHARLES R. HITCHCOCK

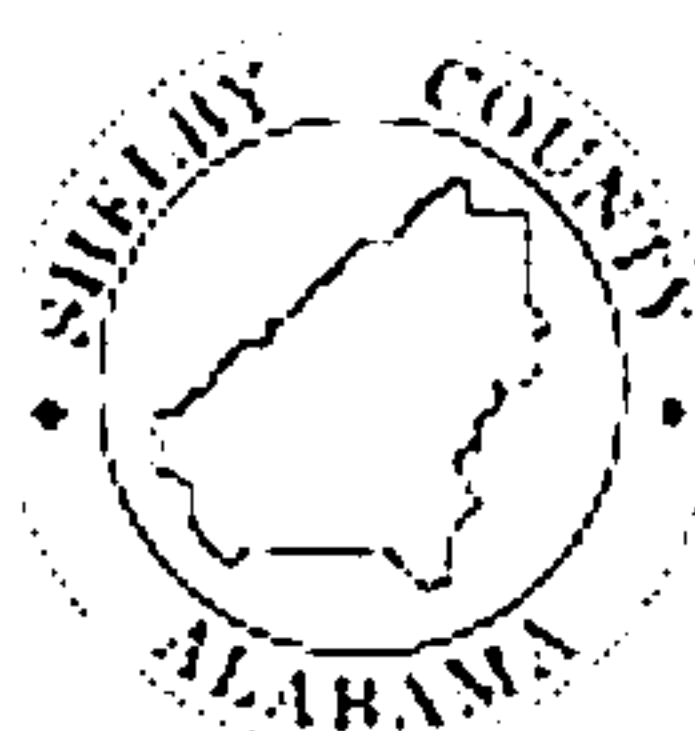

VARA G. HITCHCOCK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES R. HITCHCOCK and VARA G. HITCHCOCK 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 30th day of December, 2015.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/04/2016 08:21:05 AM
\$59.50 JESSICA
20160104000000200

