

20160307000072620
03/07/2016 02:57:58 PM
DEEDS 1/2

Send tax notice to:
TODD JAMES NICHOLSON
1421 INDIAN CREST DRIVE
INDIAN SPRINGS, AL 35124

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

2016080

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RICHARD J. EICHER and LISA L. EICHER, HUSBAND AND WIFE whose mailing address is: 211 N. 22nd Street, Birmingham, AL 35203 (hereinafter referred to as "Grantors") by TODD JAMES NICHOLSON and JENNIFER ZIMNOCH NICHOLSON whose property address is: 1421 INDIAN CREST DRIVE, INDIAN SPRINGS, AL, 35124 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 MAP AND SURVEY OF INDIAN CREST ESTATES, 2ND SECTOR, AS RECORDED IN MAP BOOK 3, PAGE 42, 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. 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 RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. BUILDING SETBACK LINES OF 75 FEET RECORDED IN MAP BOOK 4, PAGE 42
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 256, PAGE 143.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 228, PAGE 794; DEED BOOK 247, PAGE 874 AND DEED BOOK 259, PAGE 162.
6. EASEMENT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE & TELEGRAPH CORP. AS RECORDED IN DEED BOOK 256, PAGE 650.

\$274,928.00 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 22 day of February, 2016.

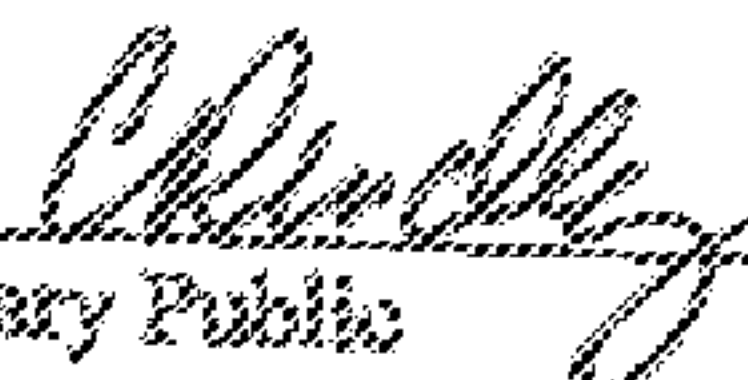

 RICHARD J. EICHER

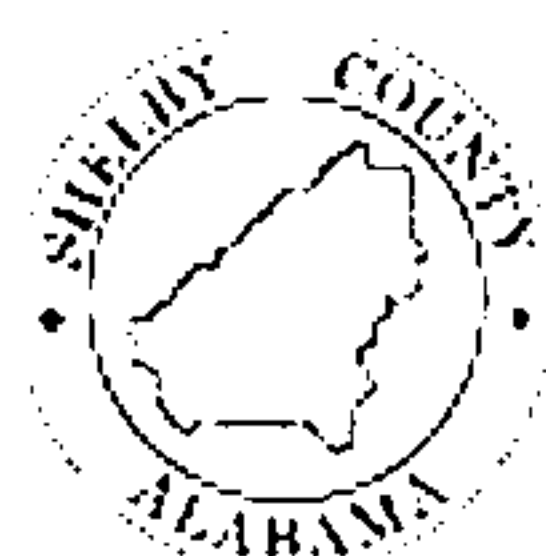
 LISA L. EICHER

STATE OF Texas
 COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD J. EICHER and LISA L. EICHER 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 February, 2016.


 Notary Public
 Print Name:
 Commission Expires:



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/07/2016 02:57:58 PM
 \$22.50 CHERRY
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