

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
LAURA E. NICHOLS
208 DOLPHIN CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY FOUR THOUSAND AND NO/100 DOLLARS (\$124,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, EVGENI YORDANOV and wife, NELA KOLEVA-YORDANOVA, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto LAURA E. NICHOLS, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 29, Block 9, according to the Amended Map of Bermuda Lake Estates, Second Sector, as recorded in Map Book 10 page 88, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

1. Taxes for the year 2016, which are a lien but not yet due and payable until October 1, 2016.
2. Restrictive Covenants, if any.
3. A 35 foot building setback line from Dolphin Circle as recorded in Map Book 10 page 88 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Volume 310 page 213 and Volume 310 page 215 in the Probate Office.
5. Easement(s) to Alabaster Water and Gas Board as shown and recorded in Volume 278 page 391 and Volume 278 page 387 in Probate Office.
6. Easement(s) to South Central Bell Telephone and Telegraph Company as shown and recorded in Volume 337 page 241 and Volume 27 page 93 in Probate Office.
7. A 20 foot easement along the rear of lot, a 5 foot easement along the Easterly side of lot and a 7.5 foot easement along the Westerly side of lot as shown on recorded Map Book 10 page 88 in the Probate Office.
8. Easement(s) to Southern Natural Gas Corp. as shown and recorded in Volume 90 page 445 and Volume 90 page 333 in Probate Office.
9. Easement(s) to Plantation Pipe Line Co. as shown and recorded in Volume 212 page 635, Volume 112 page 364 and Volume 112 page 280 in Probate Office.
10. Right(s) of Way(s) as shown by instrument(s) recorded in Volume 280 page 340 in the Probate Office.
11. Riparian and other rights created by the fact that the land fronts on a lake.

\$121,754.00 OF THE HEREINABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from 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 heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


20160602000189040 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:38:37 AM FILED/CERT

Shelby County, AL 06/02/2016
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26TH day of MAY, 2016.

Evgeni Yordanov (L.S.)
EVGENI YORDANOV

Nela Koleva Yordanova
NELA KOLEVA-YORDANOVA

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVGENI YORDANOV and wife, NELA KOLEVA-YORDANOVA, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26TH day of MAY, 2016.

Brandy O. Brasher
Notary Public
My Commission Expires: _____



Grantor's Name:
EVGENI YORDANOV and NELA KOLEVA-YORDANOVA
Mailing Address:
208 DOLPHIN CIRCLE
ALABASTER, ALABAMA 35007

Grantee's name:
LAURA E. NICHOLS
Mailing Address:
913 INDEPENDENCE DRIVE
ALABASTER, ALABAMA 35007

Property Address:
208 Dolphin Circle
Alabaster, AL 35007

Date of Sale: MAY 26TH, 2016
Total Purchase Price: \$124,000.00
or
Actual Value
or
Assessor's Market Value

____ Bill of Sale
____ Sales Contract
X Closing Statement

____ Front of Foreclosure Deed
____ Appraisal
____ Other _____

20160602000189040 2/2 \$19.50
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