

Send tax notice to:
NORMAN W. NACCARI
2017 EAGLE VALLEY 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

2016328

WARRANTY DEED

**20160628000225050
06/28/2016 02:01:29 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, EUGENE W. BRABSTON and DANIELLE C. BRABSTON, HUSBAND AND WIFE **whose mailing address** is: 525 FOUNDERS PARK CIRCLE, BIRMINGHAM, AL 35244 (hereinafter referred to as "Grantors") by NORMAN W. NACCARI and JANICE A. NACCARI **whose property address** is: 2017 EAGLE VALLEY 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 1528, according to the Survey of Eagle Point, 15th Sector, as recorded in map Book 26, Page 35, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

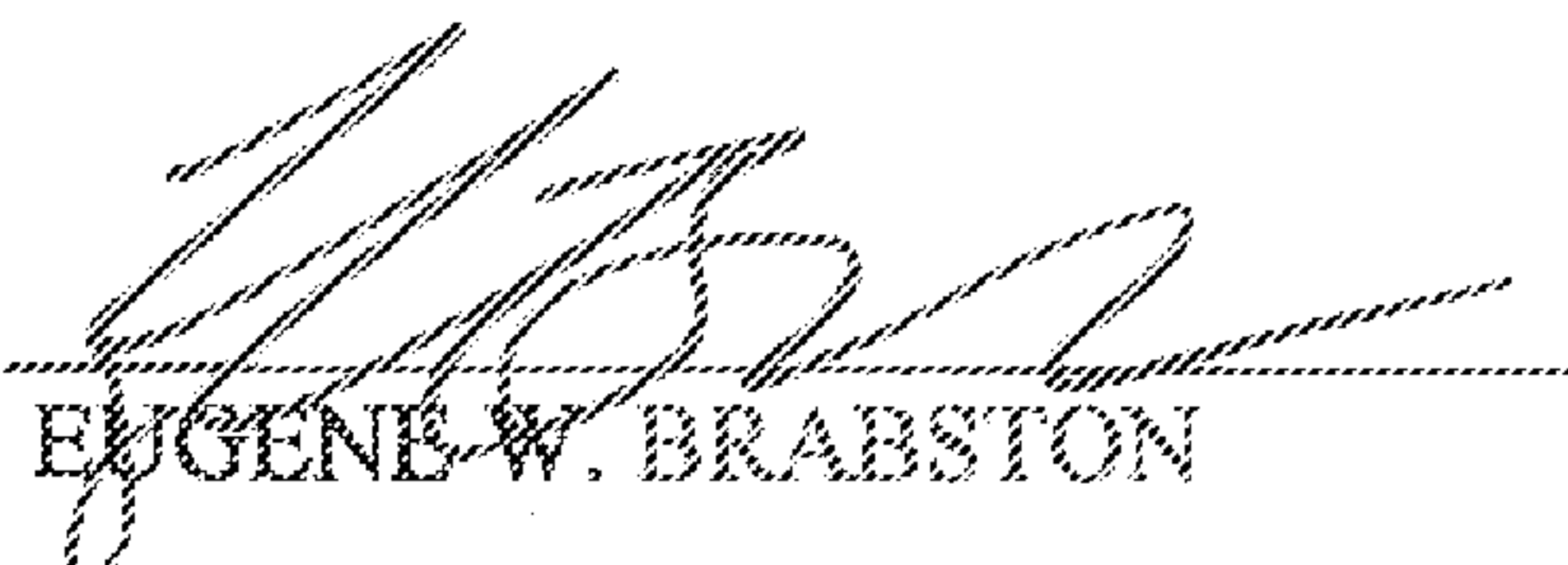
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2000-11861
3. EASEMENTS AND NOTES AS SHOWN ON RECORDED PLAT
4. BUILDING SETBACK LINES OF 25 FEET AS RECORDED IN MAP BOOK 26, PAGE 35
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DEED BOOK 206, PAGE 449 AND INSTRUMENT NO. 1999-44778
6. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408; DEED BOOK 149, PAGE 380 AND DEED BOOK 109, PAGE 70
7. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL AS SET FORTH IN DEED BOOK 336, PAGE 224; DEED BOOK 337, PAGE 245; DEED BOOK REAL 149, PAGE 206
8. RELEASE OF DAMAGES RECORDED IN INSTRUMENT NO. 1996-26590
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS RECORDED IN MAP BOOK 26, PAGE 34
10. INGRESS, EGRESS AND UTILITY EASEMENT AS SHOWN INSTRUMENT NO. 19998-42638
11. RIGHT OF OTHERS TO EASEMENTS AND RIGHT OF WAYS SET OUT IN DEED BOOK 290, PAGES 842 AND 848.

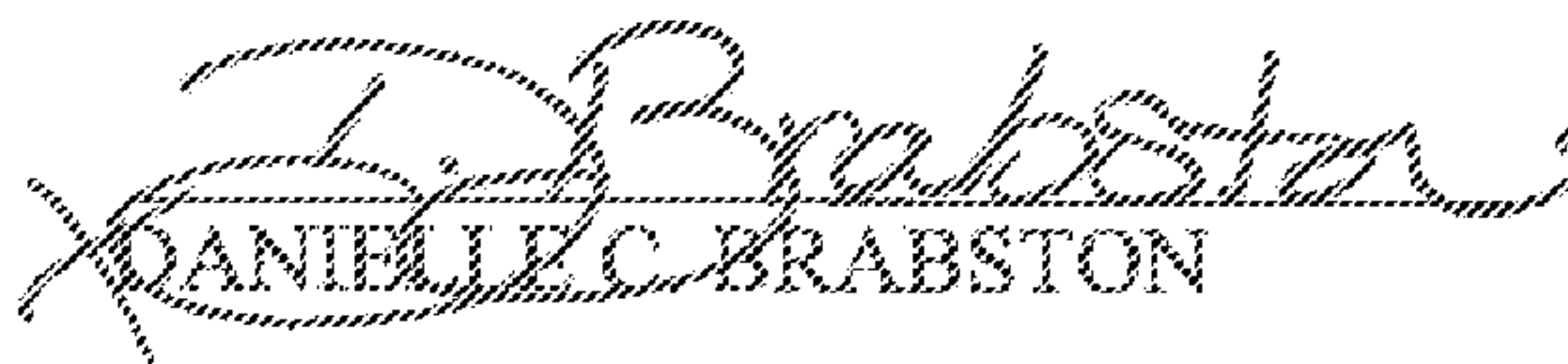
12. RESERVATIONS OF RIGHT OF WAY AS SET OUT IN INSTRUMENT NO. 1996-26590
13. NOTICE REGARDING AVAILABILITY OF SANITARY SEWER SERVICE IN FAVOR OF SWWC UTILITIES, INC RECORDED IN INSTRUMENT NO. 20131204000469380
14. COVENANTS AS RECORDED IN MAP BOOK 26, PAGE 34.
15. TITLE TO ALL OIL, GAS, AND MINERALS 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 FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS RECORDED IN DEED BOOK 331, PAGE 262 AND DEED BOOK 81, PAGE 417

\$408,000.00 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 27th day of June, 2016.


EUGENE W. BRABSTON


DANIELLE C. BRABSTON

STATE OF ALABAMA
COUNTY OF SHELBY

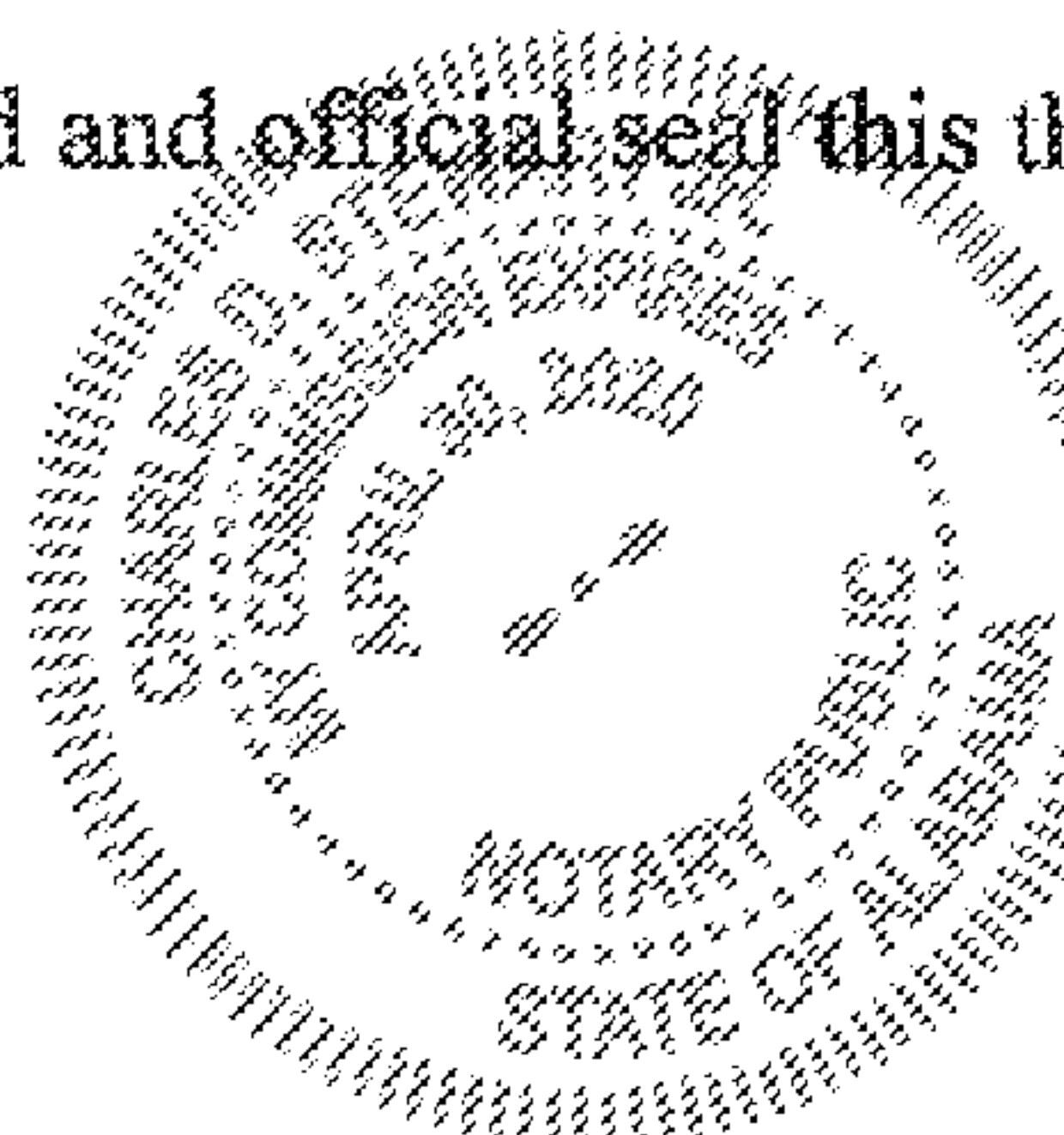


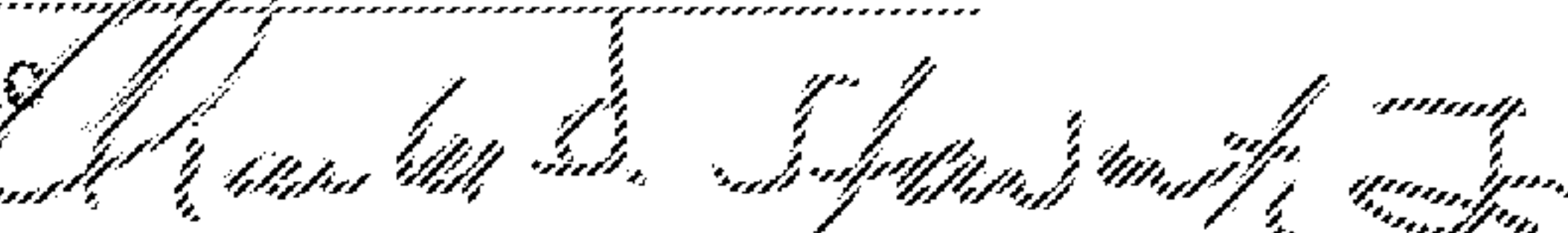
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/28/2016 02:01:29 PM
\$119.00 CHERRY
20160628000225050



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EUGENE W. BRABSTON and DANIELLE C. BRABSTON 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 27th day of June, 2016.



Notary Public
Print Name: 
Commission Expires:

4-30-20