

Send tax notice to:
HOLLY H. THORNTON
126 STONEHAVEN TRAIL
PELHAM, 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

2016445

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Nine Thousand Five Hundred and 00/100 Dollars (\$159,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, VINCENT J. CHIARAMONTE and ALISHA M. CHIARAMONTE, HUSBAND AND WIFE whose mailing address is: 17116 Valleydale Drive, Birmingham, AL 35226 (hereinafter referred to as "Grantors") by HOLLY H. THORNTON whose property address is: 126 STONEHAVEN TRAIL, PELHAM, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 401, ACCORDING TO THE SURVEY OF THE VILLAGE AT STONEHAVEN, AS RECORDED IN MAP BOOK 29, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

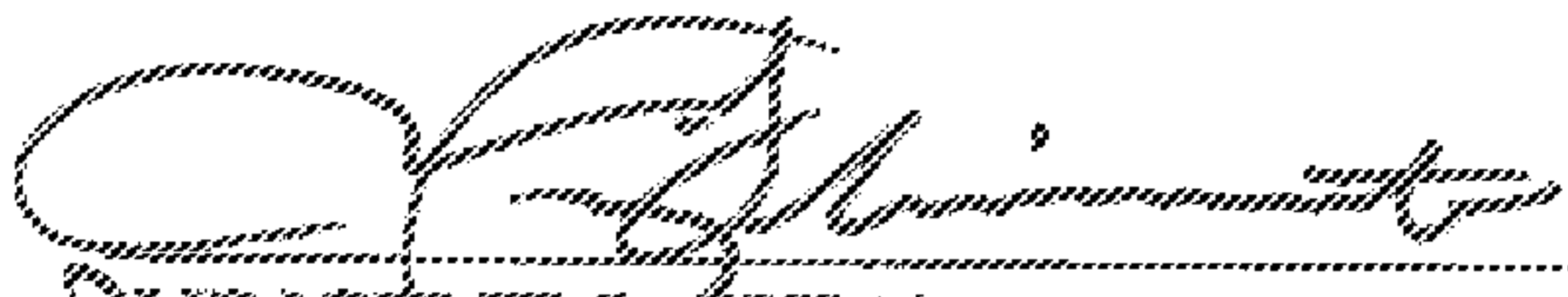

SUBJECT TO:

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. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. All easements, rights of way, restrictions, covenants, conditions and building setback lines, as shown on recorded Survey of The Village at Stonehaven, as recorded in Map Book 29, Page 12 and in Map Book 28, Page 27, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2009-47735; Instrument No. 2001-45038 and any amendments thereto, recorded in the Probate Office of Shelby County, Alabama.
5. Right of Way to Colonial Pipeline as recorded in Deed Book 268, Page 817.
6. Easement to the City of Pelham as set forth in Instrument No. 1994-7090.
7. Covenants for storm water run-off as set forth in Instrument No. 2001-50440.

\$156,593.00 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.

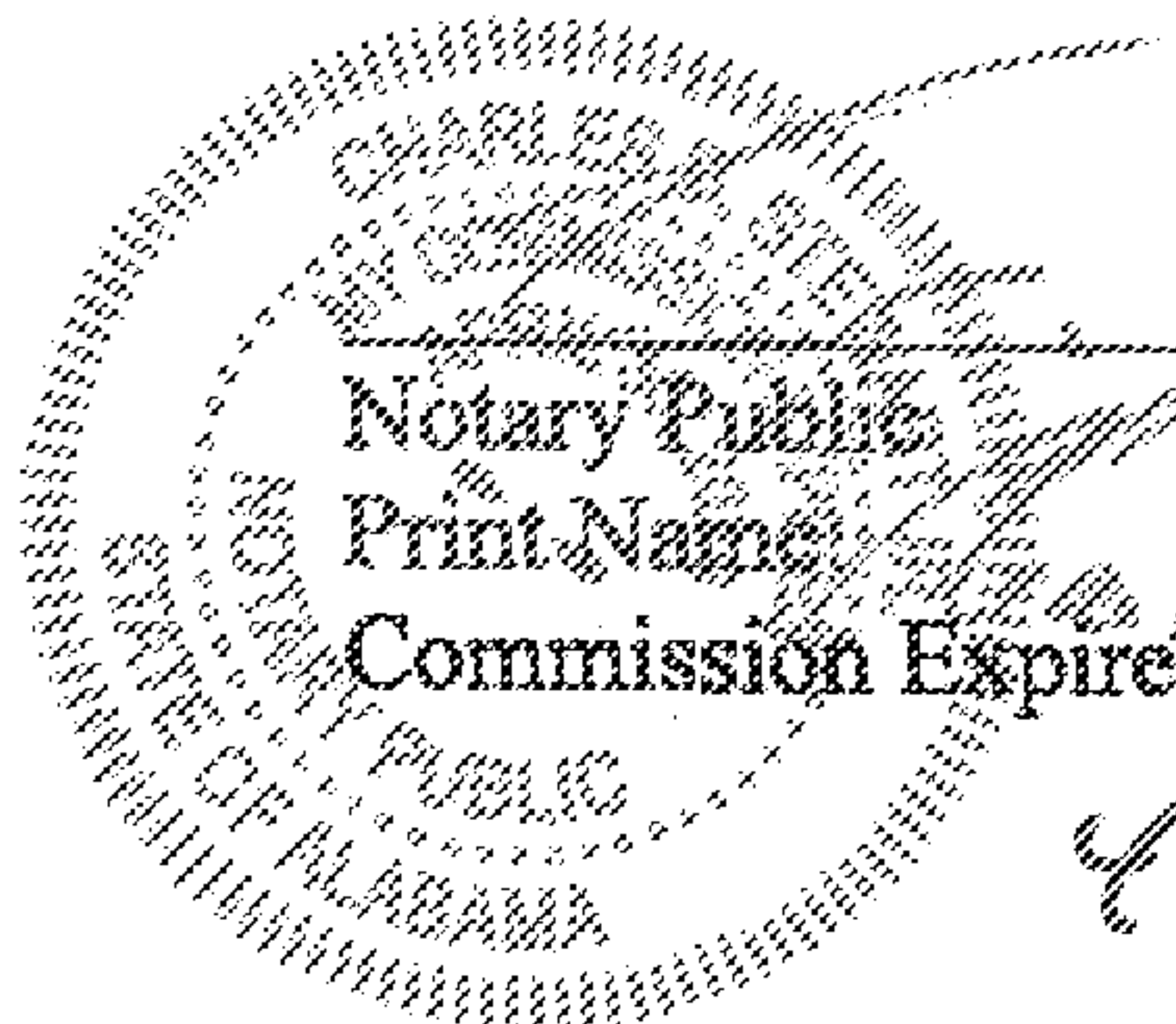
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of July, 2016.

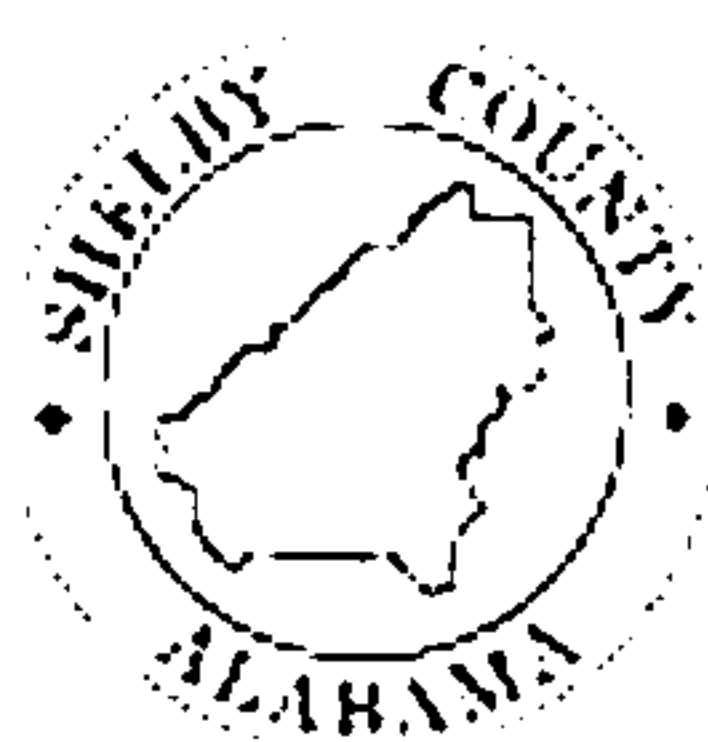

VINCENT J. CHIARAMONTE

ALISHA M. CHIARAMONTE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VINCENT J. CHIARAMONTE and ALISHA M. CHIARAMONTE 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 8th day of July, 2016.


Notary Public
Print Name: Charles W. Fuhrmeister
Commission Expires: 8-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2016 02:50:25 PM
\$21.00 CHERRY
20160711000240280

