

Send tax notice to:
CARRIE F. VACCARO
2554 N. CHANDALAR LANE
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

2016502

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Six Thousand Five Hundred and 00/100 Dollars (\$176,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID E. WALKER and MARIE WALKER, HUSBAND AND WIFE whose mailing address is: 1500 1/2 N. Chandalar Lane, Pelham, AL 35124 (hereinafter referred to as "Grantors") by CARRIE F. VACCARO whose property address is: 2554 N. CHANDALAR LANE, 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 218, according to the Survey of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate 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 ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Agreement with Alabama Power Company as recorded in Misc. Book 19, Page 590.
4. Restrictions, public utility easements and setback line as shown on recorded map of said subdivision
5. Restrictions as to underground cables, as recorded in Misc. Book 19 Page 593.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 19, Page 584 in the Probate Office of Shelby County, Alabama
7. Easement to Alabama Power Company as recorded in Deed Book 179, Page 375 and Deed Book 264, Page 28, in the Probate Office of Shelby County, Alabama. Page 390.

\$173,302.00 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 15th day of August, 2016.

David E. Walker
DAVID E. WALKER

Marie Walker
MARIE WALKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID E. WALKER and MARIE WALKER 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 15th day of August, 2016.

[Signature]
Notary Public
Print Name: *Charles D. Spivey Jr.*
Commission Expires: *8-30-20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2016 11:27:22 AM
\$21.50 CHERRY
20160817000294120

[Signature]