

Send tax notice to:  
BLAN R NICHOLSON  
2908 SUMMERWOOD CIRCLE  
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

2016675

**WARRANTY DEED**

**20161207000447120  
12/07/2016 02:06:44 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Seven Thousand and 00/100 Dollars (\$297,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, NORMAN W. NACCARI and JANICE A. NACCARI, HUSBAND AND WIFE **whose mailing address** is: 2017 Eagle Valley Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by BLAN R NICHOLSON and NANCY F. NICHOLSON **whose property address** is: 2908 SUMMERWOOD CIRCLE, 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 16, according to the Amended Map of Summerwood Subdivision, as recorded in Map Book 20, Page 68, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
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 FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 48, PAGE 427.
3. BUILDING AND SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 20, PAGE 68
4. 7.5 FOOT EASEMENT ALONG NORTH AND WEST LOT LINES AS PER PLAT
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENTS RECORDED IN INSTRUMENT NO. 1995-13479; AMENDED BY INSTRUMENT NO. 1995-22470; INSTRUMENT NO. 1995-22471; INSTRUMENT NO. 1995-25621 AND INSTRUMENT NO. 1995-22839.
6. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER WORKS AND SEWER BOARD AS SET FORTH IN INSTRUMENT NO. 1995-11636
7. DEED AND AGREEMENT BY AND BETWEEN, METROPOLITAN LIFE INSURANCE COMPANY, INVERNESS POINT HOMEOWNERS ASSOCIATION, INC. AND THE CITY OF HOOVER, IN REGARD TO SANITARY SEWAGE TREATMENT FACILITY AS RECORDED IN REAL 314, PAGE 561 AND AGREEMENT AND ASSIGNMENT AS RECORDED

IN REAL BOOK 328, PAGE 64 AND SUPPLEMENTAL DEED AND AGREEMENT IN REAL 365, PAGE 876.


8. UNDERGROUND UTILITIES EASEMENTS AND RIGHTS OF WAYS AFFECTING THE LAND
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 20, PAGE 68.

\$0.00 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 5th day of December, 2016.

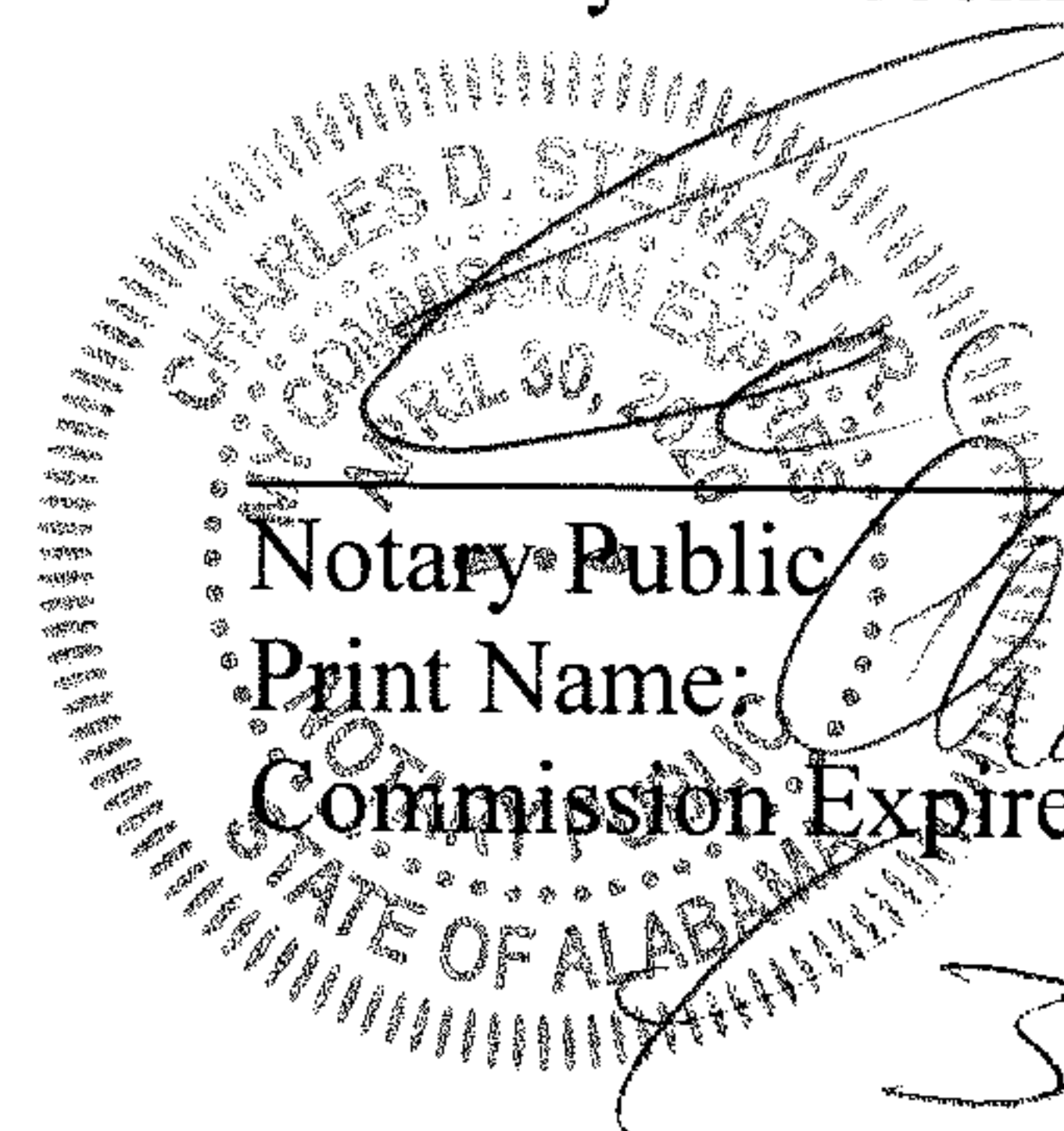
  
NORMAN W. NACCARI

  
JANICE A. NACCARI

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NORMAN W. NACCARI and JANICE A. NACCARI 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 5th day of December, 2016.

  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 30 20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/07/2016 02:06:44 PM  
\$315.00 CHERRY  
20161207000447120

