

Send tax notice to:
Bradley L. Jones
84 Ridge View Lane
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

2017064

20170308000079780
03/08/2017 11:30:16 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$725,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Allan A. Pizzato and Sharon M. Pizzato, husband and wife **whose mailing address** is: 3140 Reserve Court Vestavia AL 35243 (hereinafter referred to as "Grantors") by Bradley L. Jones and Kathy P. Jones **whose property address** is: 84 Ridge View Lane, 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 A, ACCORDING TO THE SURVEY OF BROOK RIDGE ESTATES, AS RECORDED IN MAP BOOK 17, PAGE 133, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1993-38371; Inst. No. 1994-1182; Inst. No. 1995-15765; Inst. No. 1995-16919; Inst. No. 2001-46744 and Inst. No. 2001-38675.

\$543,750.00 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 7th day of March, 2017.

Allan A. Pizzato
By and through Pam Ausley
His attorney in fact

Allan A. Pizzato

By and through Pam Ausley

His attorney in fact

Sharon M. Pizzato
By and through Pam Ausley
Her attorney in fact

Sharon M. Pizzato

By and through Pam Ausley

Her attorney in fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Pam Ausley, whose name as Agent and Attorney in Fact for
Allan A. Pizzato and Sharon M. Pizzato, is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of
the contents of the said instrument, she executed the same voluntarily in her
capacity as Attorney in Fact for Allan A. Pizzato and Sharon M. Pizzato on the day
the same bears date.

Given under my hand and official seal this the 7th day of March, 2017..

Notary Public

Print Name: *Charles J. Fuhrmeister*

Commission Expires: *2020*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2017 11:30:16 AM
\$199.50 CHERRY
20170308000079780

J. W. Fuhrmeister