

Send tax notice to:  
RONALD ZOLL  
1025 KINGSTON RD  
CHELSEA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2017472

Shelby COUNTY

**20170828000313300**  
**08/28/2017 02:31:45 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$329,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, EDDIE B TRAFFICA, single individual and THE ESTATE OF CHARLES A, TRAFFICA, DECEASED, PROBATE CASE NO. PR-2017-000494 **whose mailing address is:** 2053 Chelsea Park Bend, Chelsea, Al 35043 (hereinafter referred to as "Grantor") by RONALD ZOLL and CAROL ZOLL **whose property address is:** 1025 Kingston Rd, Chelsea, AL, 35043 (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 1-63, according to the Map of and Survey of Chelsea Park, 1st Sector, Phase I and II, as recorded in Map Book 34, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

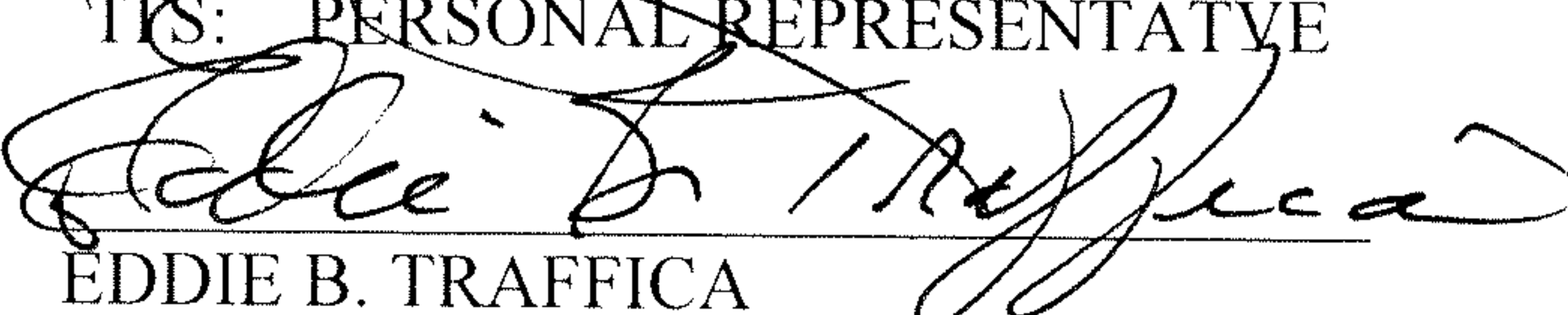
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat Chadwick, Sector 3 recorded in Map Book 18, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, whether or not appearing in the Public Records and rights reserved in Deed Book 196, Page 248.
4. Right-of-way to Alabama Power Company recorded in Deed Book 194, Page 67; in Deed Book 103, Page 146; and in Deed Book 161, Page 143.
5. Covenants, conditions, and restrictions as set forth in instrument recorded Inst # 1994-19974.
6. Sanitary sewer agreement recorded in Inst # 1992-30926.
7. Right-of-way to Shelby County recorded in Deed Book 135, Page 362.
8. Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision granted to Alabama Power Company in Inst # 1998-17704.
9. Easement(s) to H. Walker & Associates, as recorded in Real Volume 387, Page 246
10. Articles of Incorporation of Chadwick Homeowners' Association, Inc., as recorded in Inst# 1995-05861.

\$249,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, EDDIE B TRAFFICA and THE ESTATE OF CHARLES A. TRAFFICA, DECEASED, PROBATE CASE NO. PR-2017-000494 by EDDIE B. TRAFFICA, its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24th day of August, 2017.

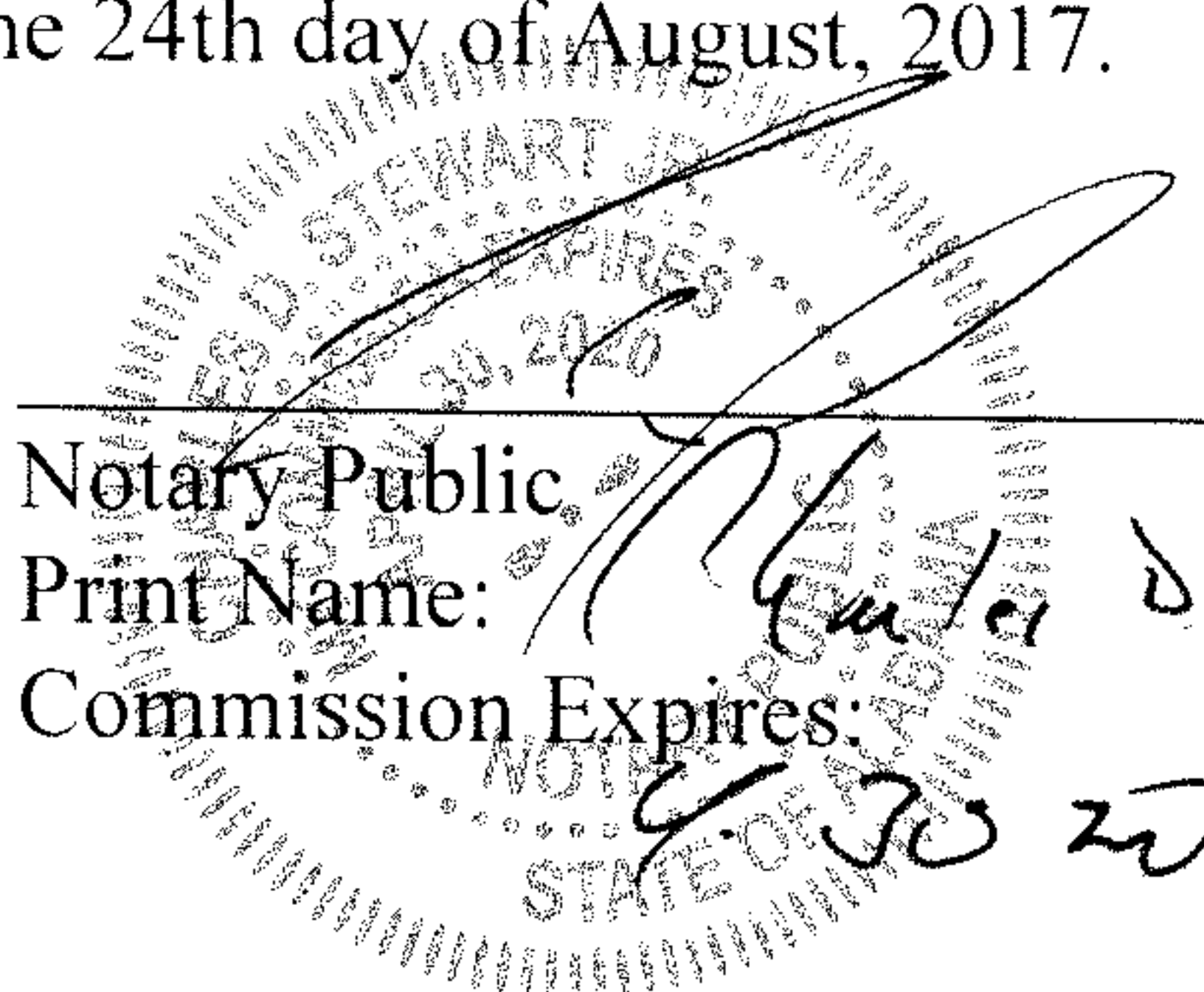
THE ESTATE OF CHARLES A. TRAFFICA,  
DECEASED, PROBATE CASE NO. PR-2017-  
000494

  
BY: EDDIE B. TRAFFICA  
ITS: PERSONAL REPRESENTATIVE  
  
EDDIE B. TRAFFICA

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDDIE B. TRAFFICA, whose name as PERSONAL REPRESENTATIVE of THE ESTATE OF CHARLES A. TRAFFICA, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said *Estate*

Given under my hand and official seal this the 24th day of August, 2017.

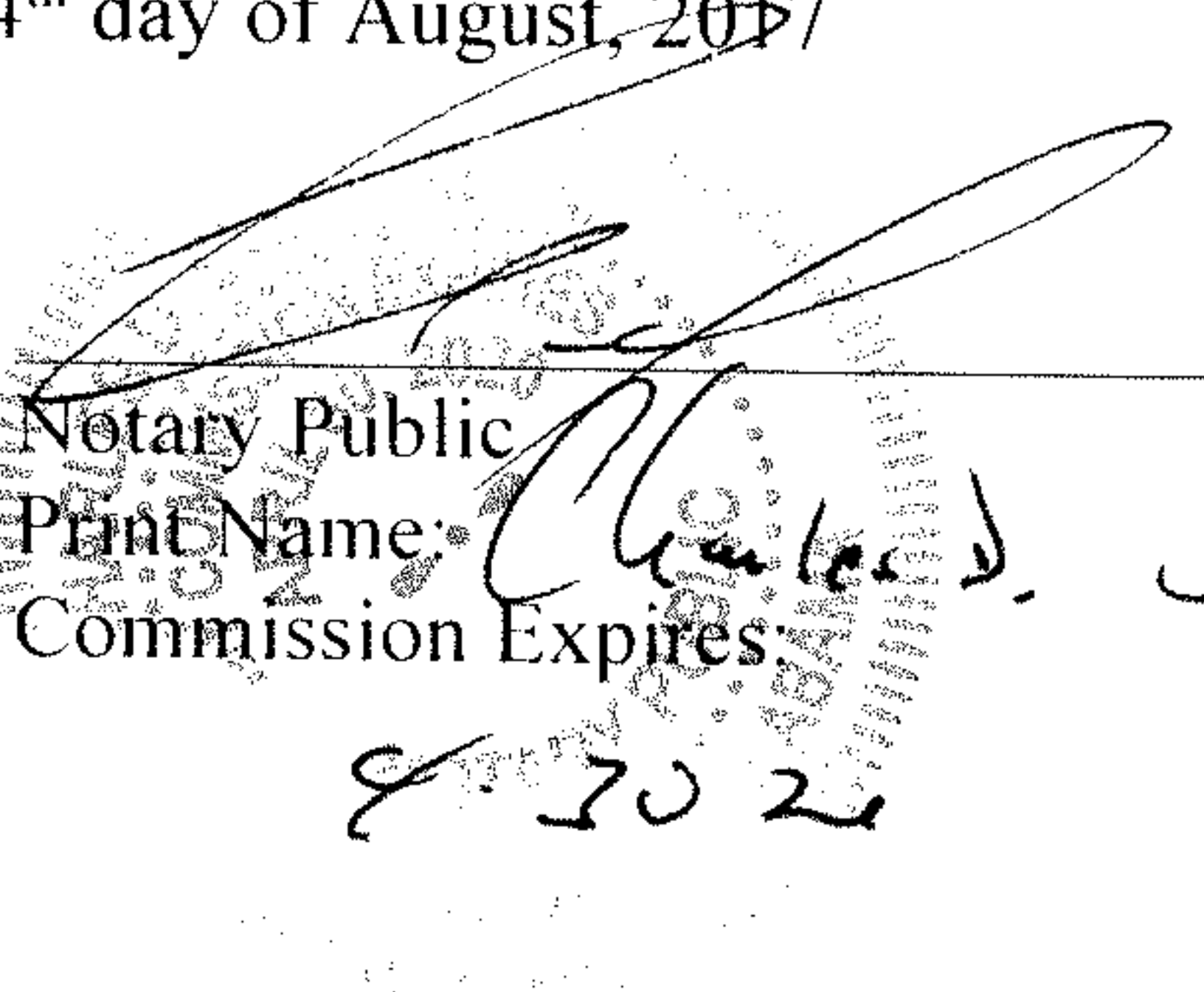
  
Notary Public  
Print Name: *Charles D. Stewart*  
Commission Expires: *8-30-20*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie B Traffica, whose name 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 on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of August, 2017

[NOTARIAL SEAL]

  
Notary Public  
Print Name: *Charles D. Stewart*  
Commission Expires: *8-30-20*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/28/2017 02:31:45 PM  
\$98.00 CHERRY  
20170828000313300

