


Send tax notice to:  
SETH COLLINS  
206 CARRINGTON LANE  
CALERA, AL, 35040

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

2017516

  
20170925000348000 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/25/2017 12:42:48 PM FILED/CERT

**WARRANTY DEED**

**20170925000348000  
09/25/2017 12:42:48 PM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand Three Hundred Forty-Nine and 00/100 Dollars (\$125,349.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN E. SPARGO and NATALIE SPARGO, husband and wife **whose mailing address** is: 15316 Seminole Circle Alabaster AL 35007 (hereinafter referred to as "Grantors") by SETH COLLINS **whose property address** is: 206 CARRINGTON LANE, CALERA, AL, 35040 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 23, according to a Resurvey of Carrington, Sector II, according to the Plat thereof recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama.**


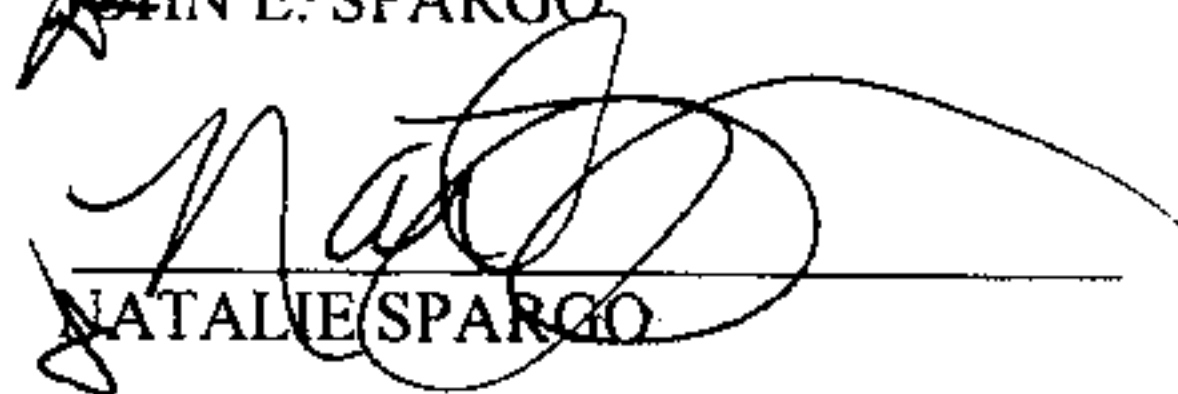
SUBJECT TO:

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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS
3. Covenants, conditions and restrictions as set forth in instrument document recorded in Volume 352, Page 818.
4. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Carrington Subdivision, Sector II recorded in Map Book 26, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement and right of way for Forsight Development Architectural Review Committee and Keystone Building Company, Inc. as recorded in Instrument #20020717000334190.
6. Agreement with Alabama Power Company recorded in Instrument #1999-29693 and Instrument #1999-29699.
7. Articles of Incorporation of Carrington Homeowners Association recorded in Instrument #20060213000071840

\$126,600.00 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 21st day of September, 2017.

  
JOHN E. SPARGO  
  
NATALIE SPARGO

STATE OF ALABAMA  
COUNTY OF SHELBY

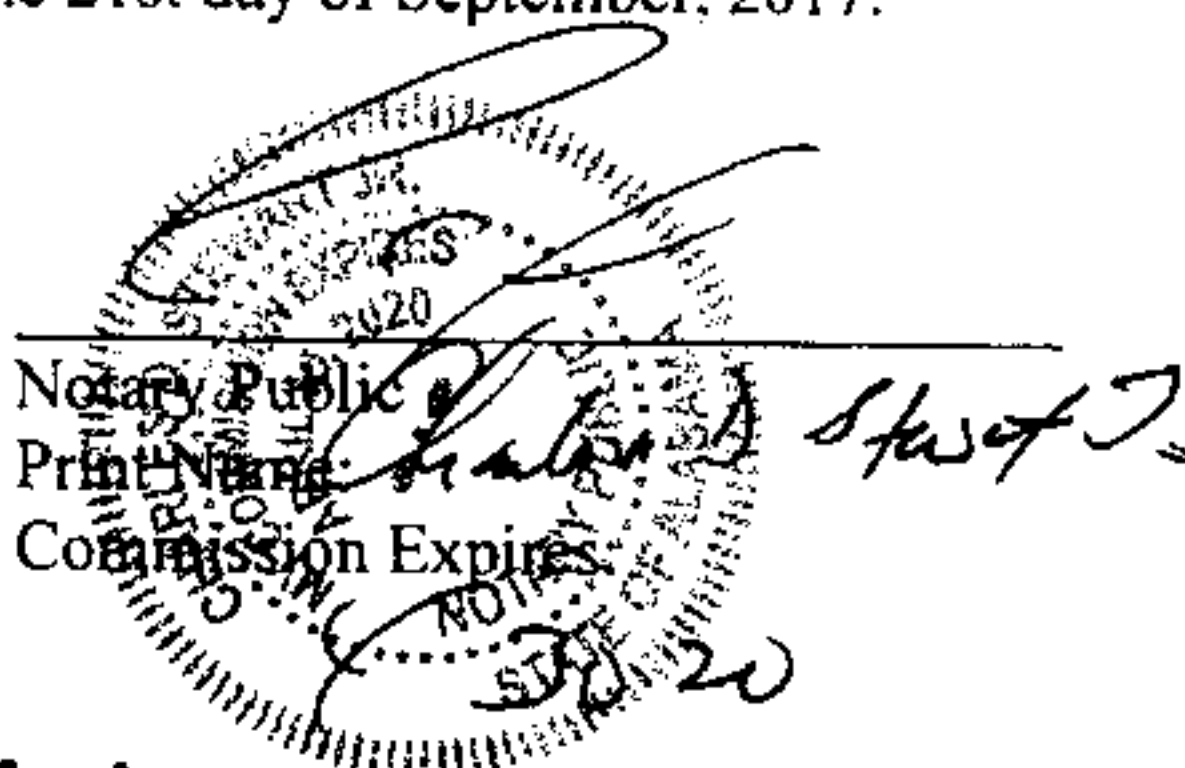
I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JOHN E. SPARGO and NATALIE SPARGO whose name(s) is/are signed to  
the foregoing instrument, and who is/are known to me, acknowledged before me on this  
day, that, being informed of the contents of the said instrument, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September, 2017.



20170925000348000 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
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Probate Judge,

  
Notary Public  
Print Name: Charles A. Stewart  
Commission Expires: 03/20/2020  
