

20180301000066750
03/01/2018 01:20:40 PM
DEEDS 1/2

Send tax notice to:
LUCA E. FINOCCHIARO
3452 CROSSINGS WAY
HOOVER, 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

2018058

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nineteen Thousand and 00/100 Dollars (\$319,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARIA FERNANDA DONOSO**, a single individual, whose mailing address is: 5184 Caldwell Mill Rd, Ste 204-32, Birmingham, AL 35241 (hereinafter referred to as "Grantor") by **LUCA E. FINOCCHIARO and CHERYL A. FINOCCHIARO** whose property address is: 3452 CROSSINGS WAY, HOOVER, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 14, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. 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.
3. Right-of-way granted to SHELBY County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.
4. Right-of-way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.
5. Right-of-way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.
6. Restrictions and covenants appearing of record in Inst. No. 2002-02381, Inst. No. 2002-32073, Inst. No. 2002-61357 and Inst. No. 2003-43655.

\$275,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 her hand and seal this the 28th day of February, 2018.

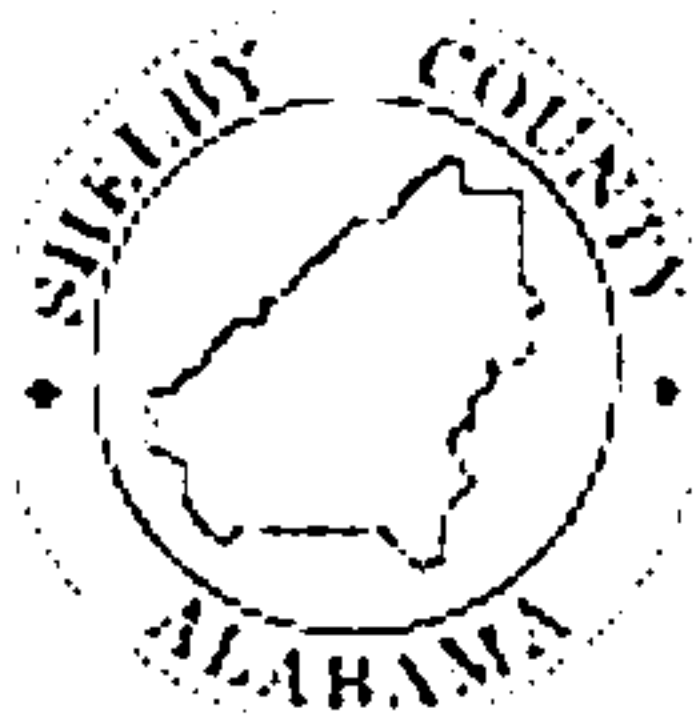
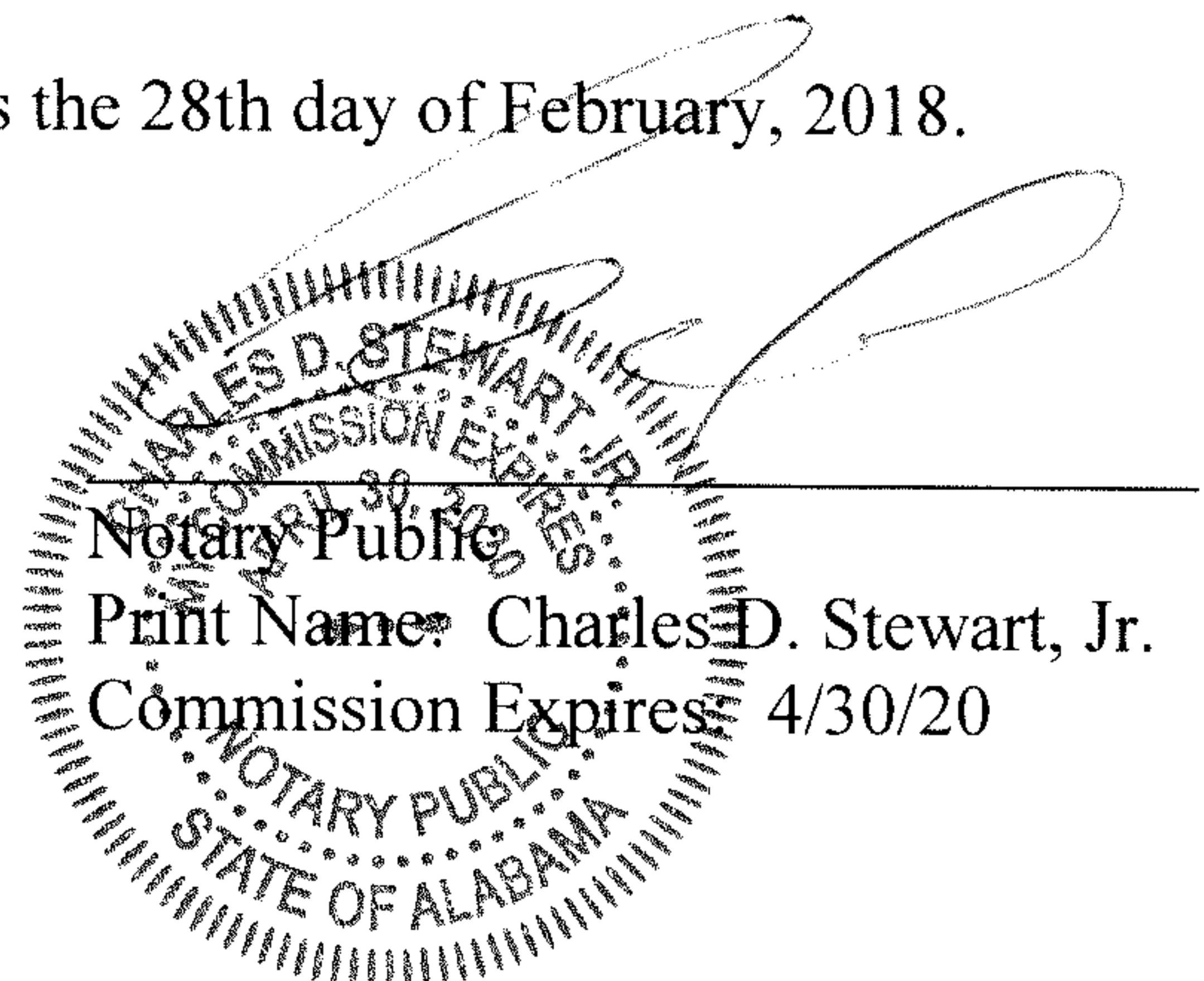
*Maria Fernanda Donoso By And
Through Jason Meredith As Her
Attorney in Fact*

MARIA FERNANDA DONOSO BY AND
THROUGH JASON MEREDITH AS 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 JASON MEREDITH, whose name as Agent and Attorney in Fact for MARIA FERNANDA DONOSO, 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, he executed the same voluntarily in his capacity as Attorney in Fact for MARIA FERNANDA DONOSO on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2018.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2018 01:20:40 PM
\$61.50 CHERRY
20180301000066750

J. Fuhrmeister