

Send tax notice to:
AUSTIN BARTOLIC
221 FOREST HILLS CIRCLE
ALABASTER, AL, 35007

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

2018160

WARRANTY DEED

**20180419000131680
04/19/2018 11:45:52 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES A. BONTADELLI, JR. and CATHY J. BONTADELLI, HUSBAND AND WIFE, **whose mailing address** is: 6810 Lakewood Dr, Oscoda MI 48750 (hereinafter referred to as "Grantors") by AUSTIN BARTOLIC and JESSICA BARTOLIC **whose property address** is: 221 FOREST HILLS CIRCLE, ALABASTER, AL, 35007 (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 12, according to the Survey of Forest Hills - 1st Sector, as recorded in Map Book 19, Pages 46, A & B, 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. 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 those rights reserved in Deed 355, Page 136 and Real 7, Page 887.
3. Restrictions, Covenants and Conditions as recorded in Deed 318, Page 1; Deed 318, Page 531 and Instrument #1994-36372
4. Easement(s) to Alabama Power Company recorded in Real 149, Page 188.

\$225,000.00 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 16th day of April, 2018.



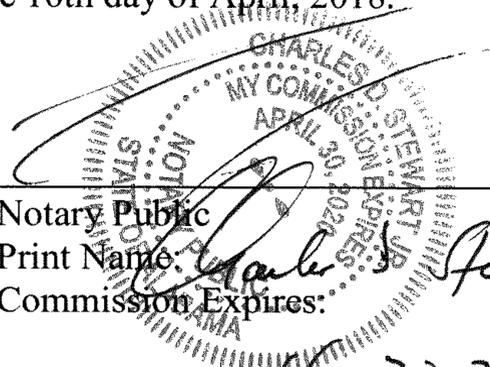
 JAMES A. BONTADELLI JR.
 CATHY J. BONTADELLI By and Through
 JAMES A. BONTADELLI HER ATTORNEY IN FACT

 CATHY J. BONTADELLI
 By and Through James A. Bontadelli
 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 JAMES A. BONTADELLI, JR 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 16th day of April, 2018.



 Notary Public
 Print Name: Charles D. Stewart Jr.
 Commission Expires: 4. 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 James A. Bontadelli, whose name as Agent and Attorney in Fact for Cathy J. Bontadelli, 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 he capacity as Attorney in Fact for Cathy J. Bontadelli on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2018.



 Notary Public
 Print Name: Charles D. Stewart Jr.
 Commission Expires: 4. 30 20



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/19/2018 11:45:52 AM
 \$38.00 CHERRY
 20180419000131680

