

20180511000162520
05/11/2018 12:41:42 PM
DEEDS 1/2

Send tax notice to:
ANTHONY J MANZI
5176 SELKIRK DRIVE
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

2018223T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Four Thousand and 00/100 Dollars (\$224,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CHARLES S HOLMES and JANE L HOLMES**, husband and wife, whose mailing address is: 225 Sterling Gate Ln Alabaster AL 35007 (hereinafter referred to as "Grantors") by **ANTHONY J MANZI and JENNA C GALE** whose property address is: 5176 SELKIRK DRIVE, 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 38, and the North 3.7 feet of Lot 37, Block 1, according to the survey of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

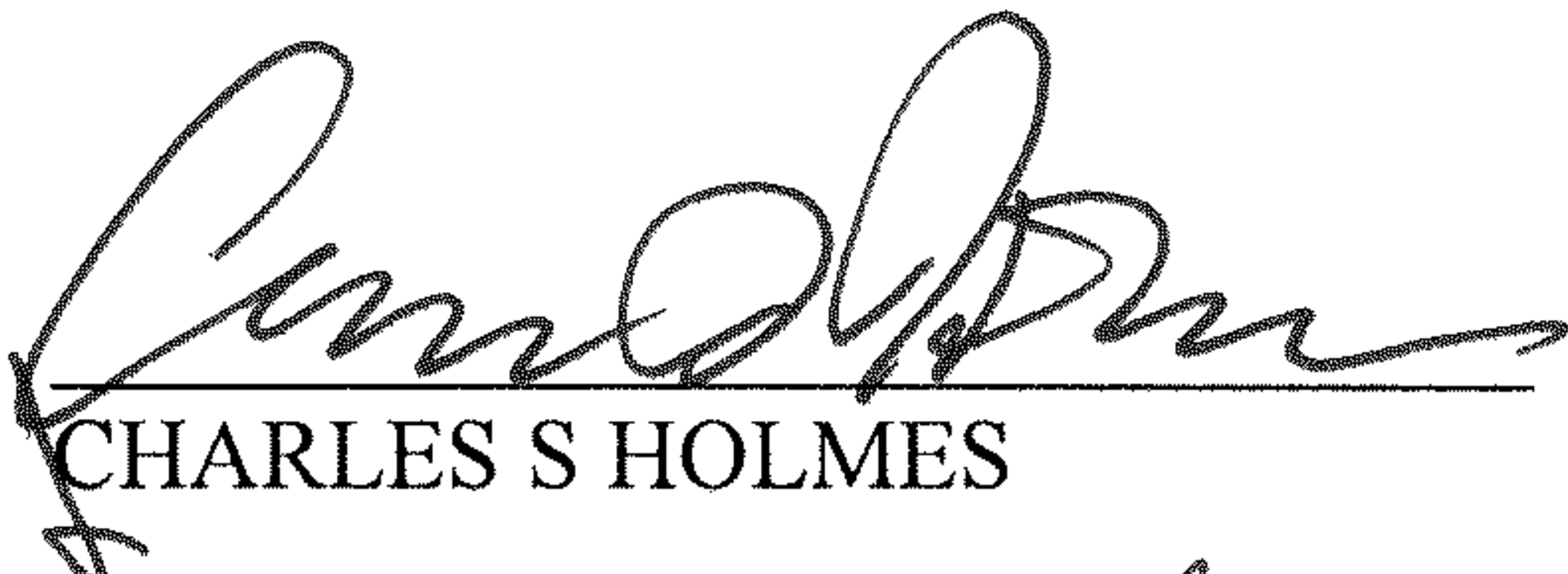
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office 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, including those recorded in Book 42, Page 246.
4. Agreement granted to Alabama Power Company recorded in Book 21, Page 377.
5. Power Line Permit granted to Alabama Power Company recorded in Book 306, Page 10.
6. Agreement for Sanitary Sewer Treatment recorded in Book 314, Page 561 and assigned in Book 328, Page 64 and a supplemental agreement in Book 365, Page 876.
7. Articles recorded in Instrument #2001-7226 and Instrument #1998-34382.
8. Covenants, Conditions and Restrictions as recorded in Book 21, Page 10; Book 21, Page 376; Book 31, Page 185 and Book 31, Page 783.

\$212,800.00 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 Grantors, have hereunto set their hand and seal this the 10th day of May, 2018.

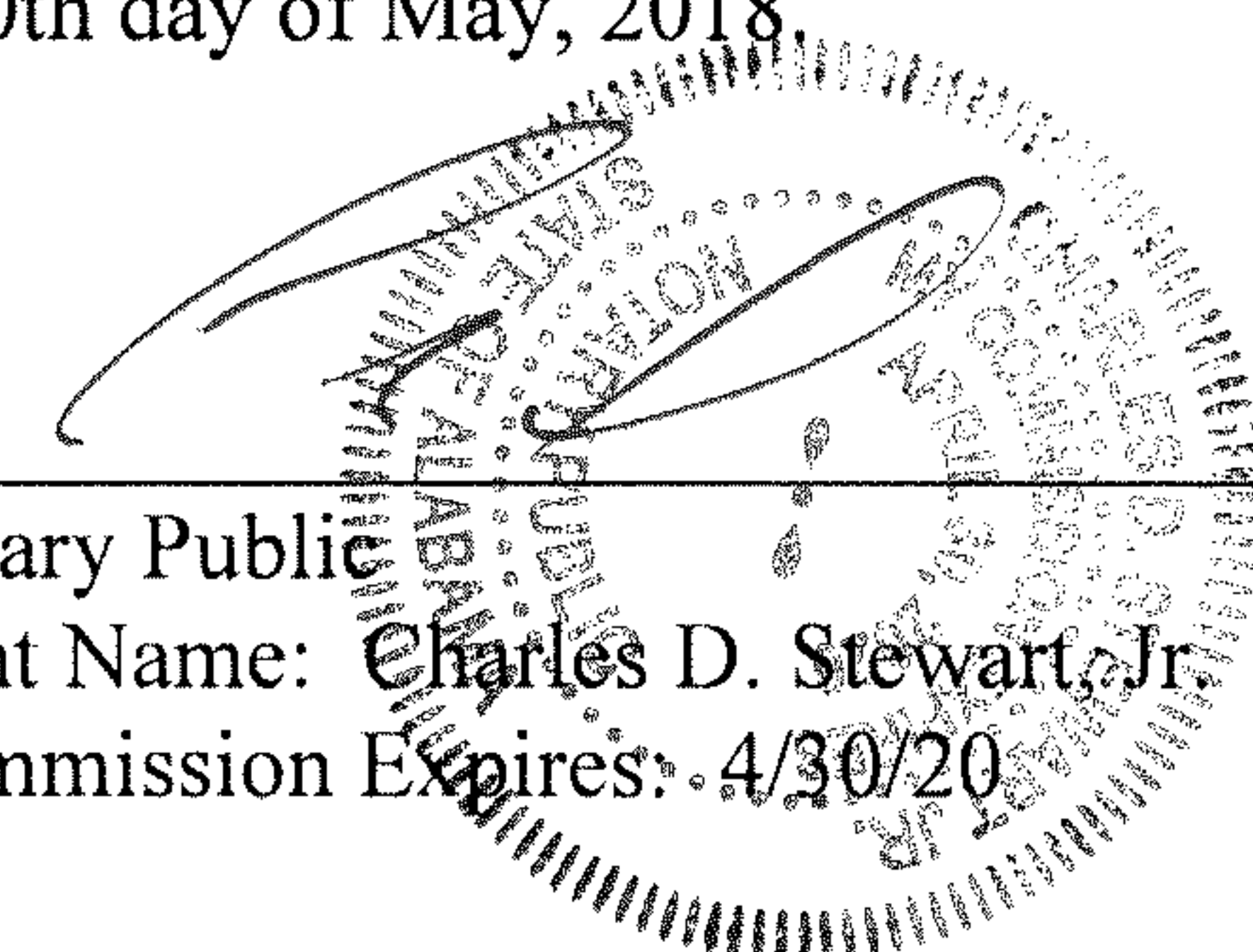

CHARLES S HOLMES


JANE L HOLMES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES S HOLMES and JANE L HOLMES whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 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
05/11/2018 12:41:42 PM
\$29.50 DEBBIE
20180511000162520

