

Send tax notice to:
VINCENT A. TORTORICI
1049 LEGACY 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

2018496

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty-Five Thousand and 00/100 Dollars (\$555,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICHAEL R. KORPIEL and DEBORAH J. KORPIEL, husband and wife,** whose mailing address is: 2318 Bush Creek, Carrollton TX 75007 (hereinafter referred to as "Grantors") by **VINCENT A. TORTORICI and SHEILA G. TORTORICI** whose property address is: **1049 LEGACY 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 118, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B & C, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 10-foot easement on the easterly and south side of lot as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. No. 2000-12771, Inst. No. 1999-50982, Inst. No. 1999-50995, Inst. No. 1999-12252, Inst. No. 200006-5078 and Inst. No. 2000-4410.
5. Right-of-way granted to Birmingham Water Works recorded in Inst. No. 9908-6040.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 243, Page 828.
7. Right-of-way granted to Alabama Power Company recorded in Real 133, Page 551, Volume 246, Page 848 and Real 142, Page 188.
8. Right of way as set forth in Inst. No. 1999-50996.

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 30th day of August, 2018.


MICHAEL R. KORPIEL


DEBORAH J. KORPIEL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R. KORPIEL and DEBORAH J. KORPIEL 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 30th day of August, 2018.


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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2018 01:29:25 PM
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