

This Instrument Prepared By:

\$290,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.  
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Fairhope, Alabama 36532  
Telephone (251)928-5856



20180910000323220 1/4 \$82.00  
Shelby Cnty Judge of Probate, AL  
09/10/2018 09:01:04 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

§  
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED NINETY THOUSAND DOLLARS AND NO/100 (\$290,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **WILLIAM T. HARVEY and JANET H. HARVEY, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **THOMAS J. SCHIFANELLA and SHELLEY ELIZABETH SCHIFANELLA** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:


1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Declaration of Protective Covenants as recorded in Instrument #1998-03109.
5. Easement granted Alabama Power Company by instrument recorded in Volume 236, Page 829, Volume 139, Page 127, Volume 133, Page 210, Volume 126, Page 191, Volume 126, Page 192, Volume 126, Page 323 and Volume 124, Page 519.
6. Reservation of oil, gas and minerals contained in instrument recorded in Volume 53, Page 262.


Shelby County, AL 09/10/2018  
State of Alabama  
Deed Tax:\$58.00

7. Terms, conditions, obligations, rules, regulations and by-laws of The Foothills of Forest Parks Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument #20090309000085370.
8. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 24 day of August, 2018.

  
WILLIAM T. HARVEY

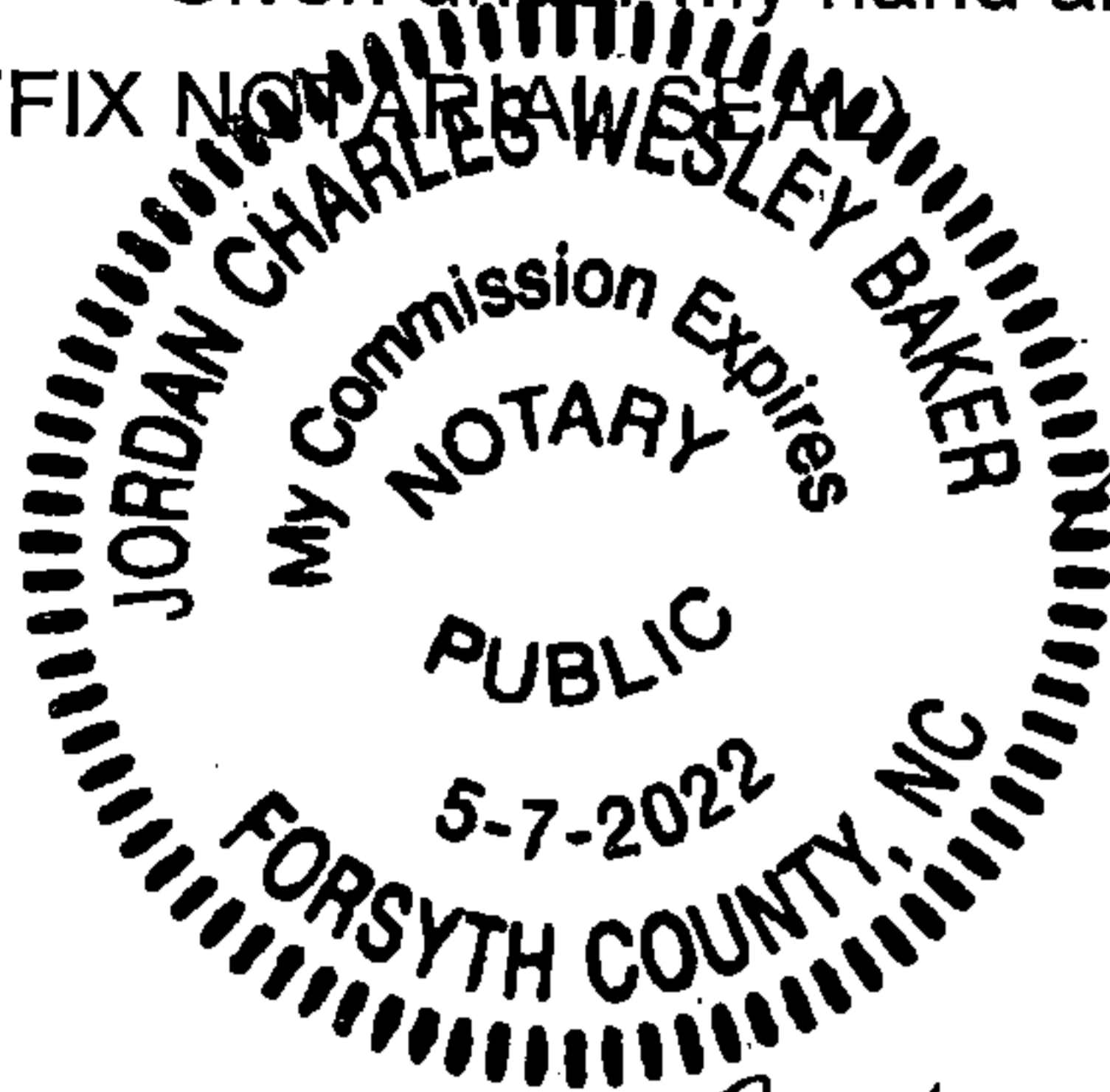
  
JANET H. HARVEY

STATE OF North Carolina  
COUNTY OF Forsyth

I, the undersigned Notary Public, in and for said State, hereby certify that, **WILLIAM T. HARVEY, husband of Janet H. Harvey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 24 day of August, 2018.  
(AFFIX NOTARY SEAL)



Jordan Charles Wesley Baker  
NOTARY PUBLIC  
My Commission Expires: 5/7/2022

STATE OF North Carolina  
COUNTY OF Forsyth

I, the undersigned Notary Public, in and for said State, hereby certify that, **JANET H. HARVEY, wife of William T. Harvey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of August, 2018.  
(AFFIX NOTARY SEAL)



Jordan Charles Wesley Baker  
NOTARY PUBLIC  
My Commission Expires: 5/7/2022

PROPERTY ADDRESS:  
198 Linwood Road  
Sterrett, AL 35147

GRANTEE'S ADDRESS:

1079 Regency way  
Birmingham, AL 35242

GRANTOR'S ADDRESS:

403 Willow Ridge Lane  
Winston Salem, NC 27127

THIS DEED SHALL BE MADE EFFECTIVE ON: 8/31/18

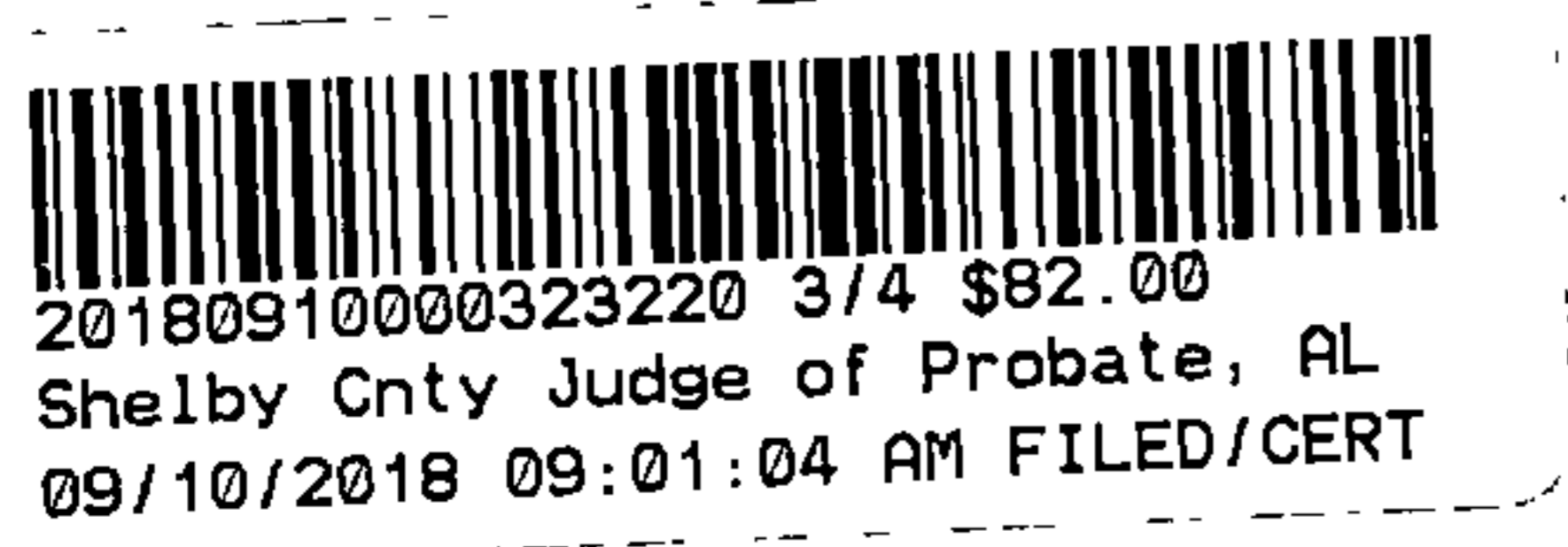




EXHIBIT A

LOT 416, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 1ST PHASE,  
AS RECORDED IN MAP BOOK 23, PAGES 99 A & B, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

