

Send tax notice to:
JACOB A. ALFANO
116 PIN OAK DRIVE
CHELSEA, AL, 35043

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

2018522

WARRANTY DEED

20180917000332740
09/17/2018 12:33:33 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Two Thousand and 00/100 Dollars (\$272,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CHRISTOPHER W ALVERSON AND CHRISTY ALVERSON, HUSBAND AND WIFE** whose mailing address is: 1821 Grand Reserve Dr, Pelham AL 35124 (hereinafter referred to as "Grantors") by **JACOB A. ALFANO and SONNI M. ALFANO** whose property address is: **116 PIN OAK DRIVE, CHELSEA, AL, 35043** 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 238, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 93 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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.
3. Articles recorded in Official Records Instrument 1994-27201 of the Probate Records of Shelby County, Alabama
4. Articles of Incorporation of Yellowleaf Ridge Estates Homeowners' Association, Inc. recorded in Official Records Instrument 20040804000424960, of the Probate Office of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1996-228631 and Instrument 20021230000649950.

\$267,073.00 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 14th day of September, 2018.


CHRISTOPHER W ALVERSON


CHRISTY ALVERSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER W ALVERSON AND CHRISTY ALVERSON 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 14th day of September, 2018.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2018 12:33:33 PM
\$23.00 DEBBIE
20180917000332740

