

Send tax notice to:
JERRY F. SPARROW
1122 INVERNESS COVE WAY
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

2018512

20180925000341110
09/25/2018 10:03:15 AM
DEEDS 1/2

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Three Thousand and 00/100 Dollars (\$223,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MAXWELL D. BAHOS and NANCY W. BAHOS, husband and wife**, whose mailing address is: 313 Bradberry Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **JERRY F. SPARROW** whose property address is: 1122 Inverness Cove Way, Birmingham, Al, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49A, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 2-Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

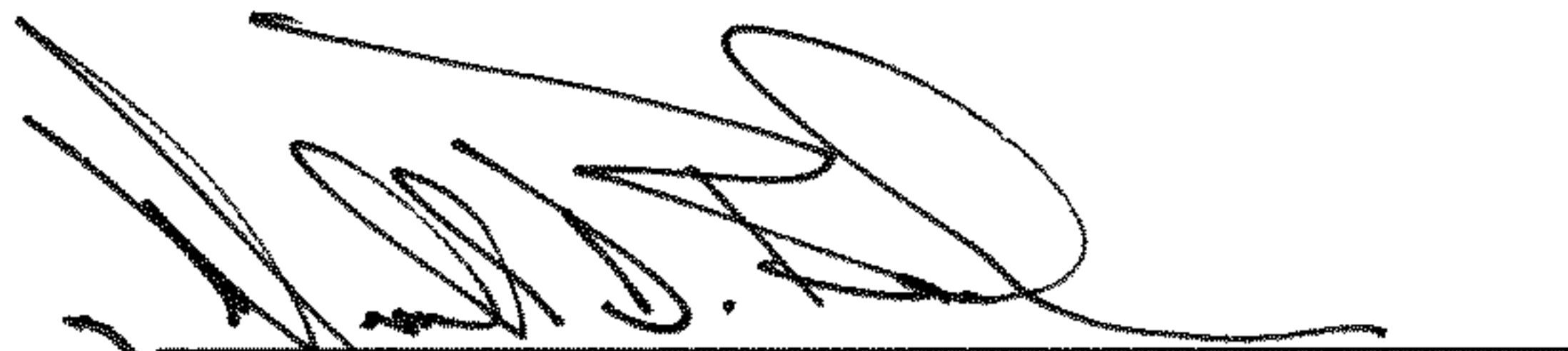
SUBJECT TO:

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. Easement granted to Alabama Power Company by instrument(s) recorded in Real 365, Page 785; Real 365, Page 819; Instrument No. 1994-34517 and Instrument No. 20051031000563550.
3. Easement to City of Hoover, as recorded in Instrument No. 1998-24499.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 3318, Page 27.
5. Easement to City of Hoover, as recorded in Real 365, Page 871.
6. Restrictions appearing of record in Declaration of Protective Covenants as recorded in Instrument No. 20050113000020870.
7. Terms and Conditions as set out in Articles of Incorporation of Inverness Cove Residential Association, Inc. as recorded in Instrument No. 20050913000474450, in the Probate Office of Shelby County, Alabama, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.

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 his/her hand and seal this the 24th day of September, 2018.

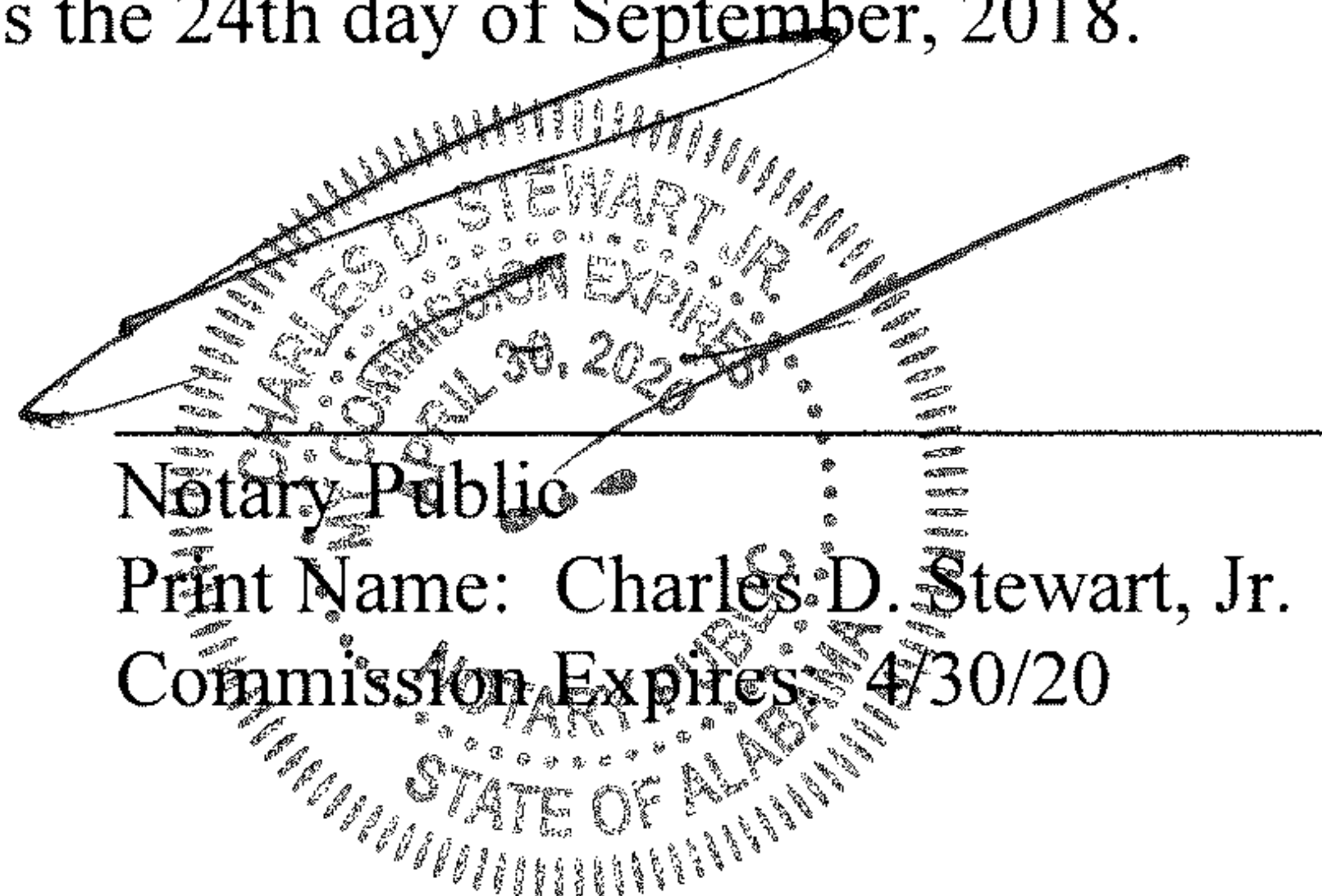

MAXWELL D. BAHOS


NANCY W. BAHOS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MAXWELL D. BAHOS and NANCY W. BAHOS 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 24th day of September, 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
09/25/2018 10:03:15 AM
\$241.00 CHERRY
20180925000341110

