

Send tax notice to:
HERIBERT MARINTSCH
543 ALTA VISTA 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

2018600

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM ROY CHERRY, JR. and CHARLOTTE SEINER CHERRY AKA CHARLOTTE SIENER CHERRY, HUSBAND AND WIFE** whose mailing address is: 2385 Dolly Ridge Rd. Se 212w Vestavia AL 35243 (hereinafter referred to as "Grantors") by **HERIBERT MARINTSCH and JAZMINE ARMSTRONG MARINTSCH** whose property address is: **543 ALTA VISTA 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 67, according to the Survey of High Chaparral, Sector 3, as recorded in Map Book 25, Page 83 A, B & C, in the Probate Office of Shelby County, Alabama.

Charlotte Seiner Cherry and Charlotte Siener Cherry are one and the same person.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of High Chaparral, Sector 3 recorded in Map Book 25, Page 83 A, B and C, in the Office of the Judge of Probate 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 and those rights reserved in Real 178, Page 475
4. Covenants, conditions, and restrictions as set forth in instrument recorded in Map Book 25, Pages 83 A, B, & C.
5. Reservations and rights of others to use the easement as set out in Instrument #1998-35135.
6. Right of way easement granted to Level 3 by instruments recorded in Instrument #1999-43563 and Instrument #1999-43561.
7. Restrictions, covenants and conditions as set out in instruments recorded in Instrument #1999-17443 and Instrument #1999-17080.
8. Building setback line of 60 feet, reserved from Alta Vista Drive as shown by the plat, reduced by 52 feet by the variance granted on April 30, 2005 by the Architectural Control Board of High Chaparral recorded in Instrument #20020523000244890.
9. Easement and right of way to Alabama Power Company as recorded in Instrument #1998-34344
10. Contract release for swim and equestrian development as recorded in Instrument #1996-9689 and Instrument #1997-19771.
11. Restrictions as recorded in Instrument #1992-25023 and Instrument #1992-25024 and amended in Instrument #1996-9688 and Instrument #1997-19923.
12. Permit to Alabama Power Company recorded in Deed Book 131, Page 227
13. Easement to Colonial Pipe Line as recorded in Deed Book 224, page 477 and amended in Deed Book 267, Page 205
14. Easement to Plantation Company recorded in Deed Book 113, Page 151 and 220; Deed Book 254, Page 515; Deed Book 112, Page 230 and Deed Book 145, Page 276.

15. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #19990423000170801; Instrument #19990426000174431 and Instrument #19991222000517411

\$288,000.00 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 31st day of October, 2018.

William Roy Cherry, Jr.
Charlotte Seiner Cherry
His attorney in fact
 WILLIAM ROY CHERRY, JR.
 Charlotte Seiner Cherry
 His attorney in fact

Charlotte Seiner Cherry
 CHARLOTTE SEINER CHERRY

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLOTTE SEINER CHERRY 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 31st day of October, 2018.

[Signature]
 Notary Public
 Print Name: *Chad S. Stewart*
 Commission Expires: *8-20-20*

State of Alabama
 County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Siener Cherry, whose name as Agent and Attorney in Fact for William Roy Cherry, Jr. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for William Roy Cherry, Jr. on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2018

[Signature]
 Notary Public
 Print Name: *Chad S. Stewart*
 Commission Expires: *8-20-20*



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2018 03:49:58 PM
 \$51.00 CHARITY
 20181101000388500

Allen S. Boyd