

Send tax notice to:  
WILLIAM W ANNONIO  
1162 INVERNESS COVE WAY  
HOOVER, 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  
Shelby COUNTY

2019078T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES E SMITH and MICHELLE G SMITH, SINGLE INDIVIDUALS** whose mailing address is: *618 Lake Heather Reserve, Birmingham AL 35242* (hereinafter referred to as "Grantors") by **WILLIAM W ANNONIO and SANDRA S ANNONIO** whose property address is: **1162 INVERNESS COVE WAY, HOOVER, 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 59A, 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:

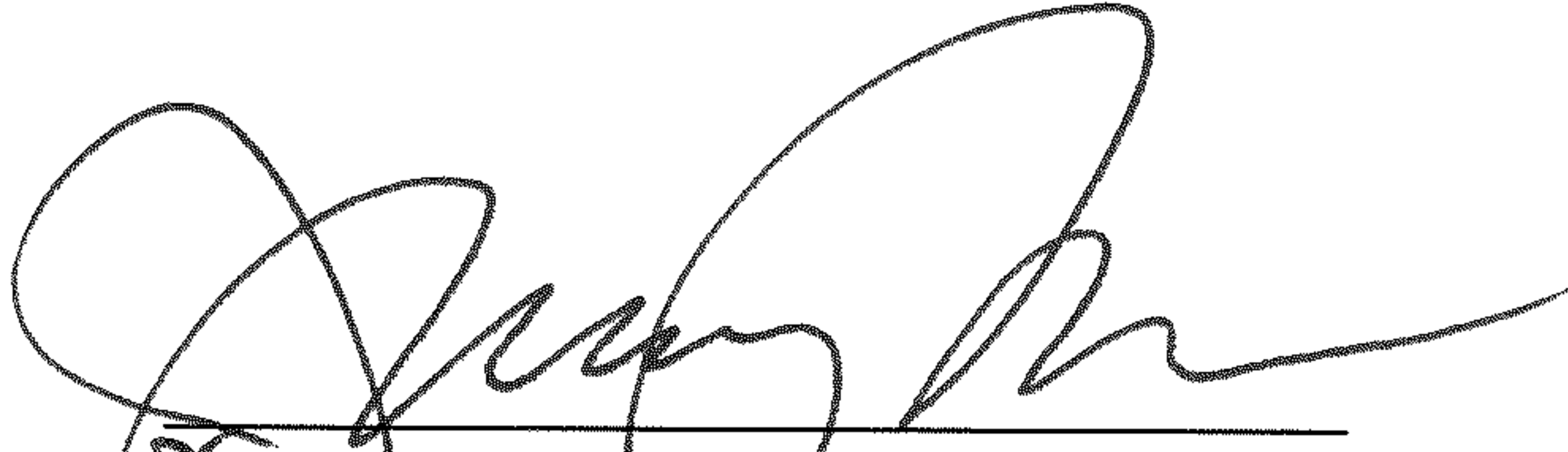
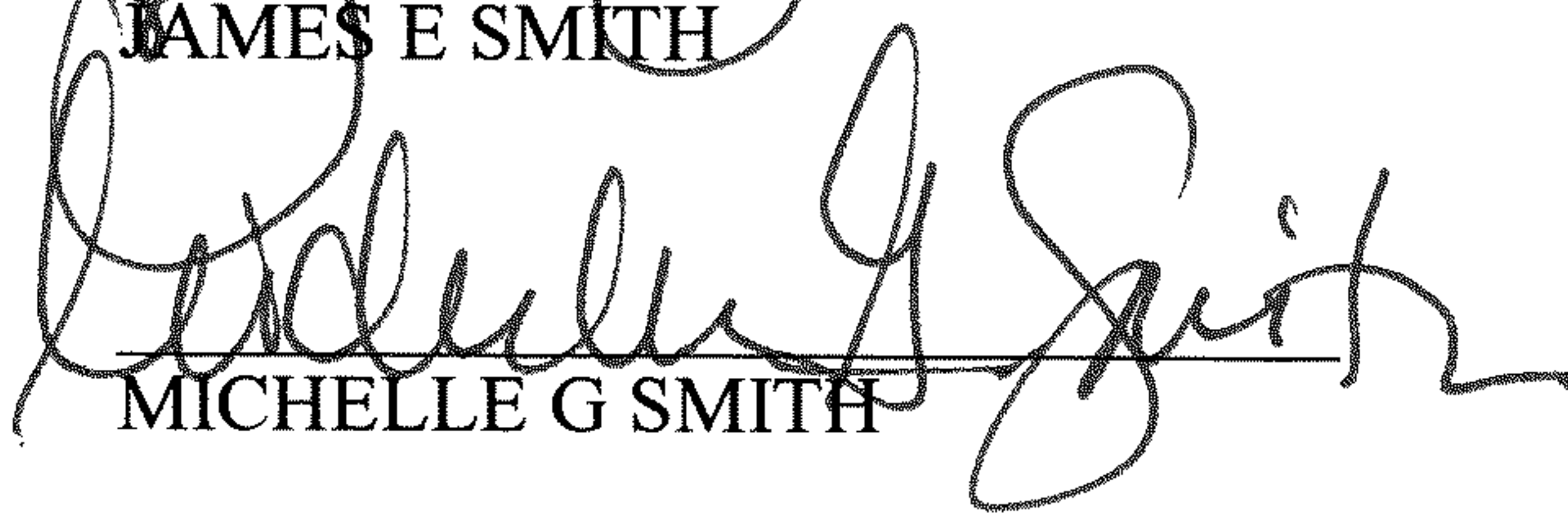
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Inverness Cove Phase 2 -Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of St. Clair 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.
4. Easement for Alabama Power Company recorded in Book 365, Page 785, Book 365, Page 819 and Instrument #1994/34517.
5. Easement to the City of Hoover recorded in Instrument #1998/24499 and Book 365, page 871.
6. Right of Way granted to Alabama Power Company recorded in Book 306, Page 10, Book 84, Page 298, Book 127, Page 54 and Book 3318, Page 27.
7. Home Owners Association recorded in Instrument #20100212000043190, Instrument #20110208000044720, Instrument #20050913000474450, and Instrument #20090415000138940.

\$130,000.00 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 28th day of February, 2019.

  
\_\_\_\_\_  
JAMES E SMITH  
  
\_\_\_\_\_  
MICHELLE G SMITH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES E SMITH and MICHELLE G SMITH 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 28th day of February, 2019.

  
\_\_\_\_\_  
Charles Stewart  
50 20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/06/2019 01:14:02 PM  
\$108.00 CHERRY  
20190306000071770

*Allie S. Bevil*