

Send tax notice to:
HANS NOFFSINGER
80 HIGH MESA CIRCLE
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

2019143

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES H LEVINSON and MARIELLA W LEVINSON, HUSBAND AND WIFE** whose mailing address is: 80 High Mesa, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **HANS NOFFSINGER and PAMELA M NOFFSINGER** whose property address is: 80 HIGH MESA CIRCLE, 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:

Estate 6, according to the Survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57, 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 recorded map and survey of High Chaparral, 1st Sector recorded in Map Book 12, Page 57, 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 160, Page 469.
4. 30-foot easement for Bridle Path over the Northerly and Easterly sides of said estate, as shown on recorded map.
5. Restrictions, covenants and conditions as set out Real Record 196, Page 237; Real Record 197, Page 249; and amended in Real Record 237, Page 729, Instrument #1993-25020; Real 226, Page 555; Real 237, Page 729; amended and modified in Real 273, Page 75; amended in Instrument #1996-9688; #1992-25021; #1992-25020; #1996-9688 and any amendments thereto.
6. Rights of others to the use of the lake as set out in Instrument #1996-9689; and Instrument #1997-19771.
7. Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed 131, Page 227; Real 220, Page 471.


8. Permit to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 220, Page 471.
9. Permit to Alabama Power Company as recorded in Deed Book 131, Page 227.
10. Settlement agreement and release of covenant not to sue over use of lake as recorded in Instrument #1994-10534.
11. Riparian or water rights, claims, or title to water whether or not shown by the public records.
12. Articles of incorporation of High Chaparral Homeowners Association recorded in Instrument #20170602000194180

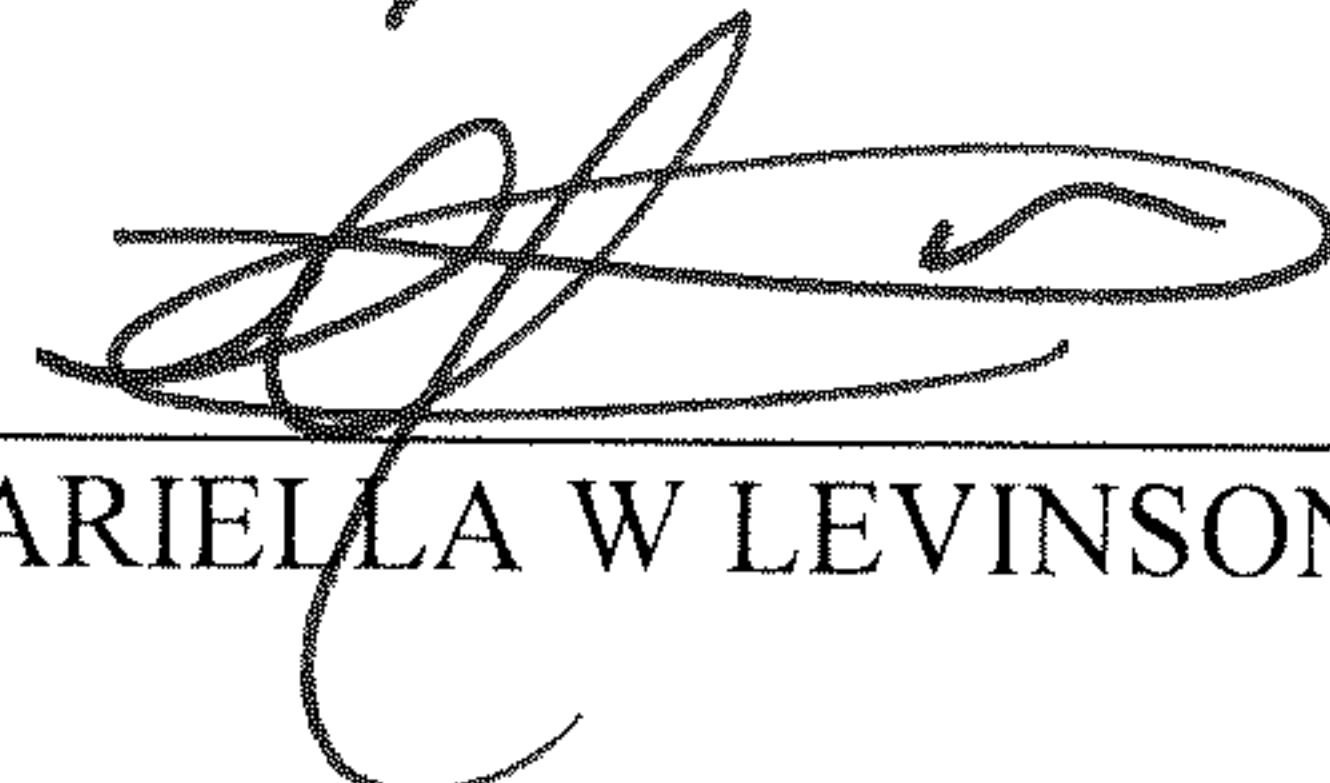
\$430,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 March, 2019.


JAMES H LEVINSON

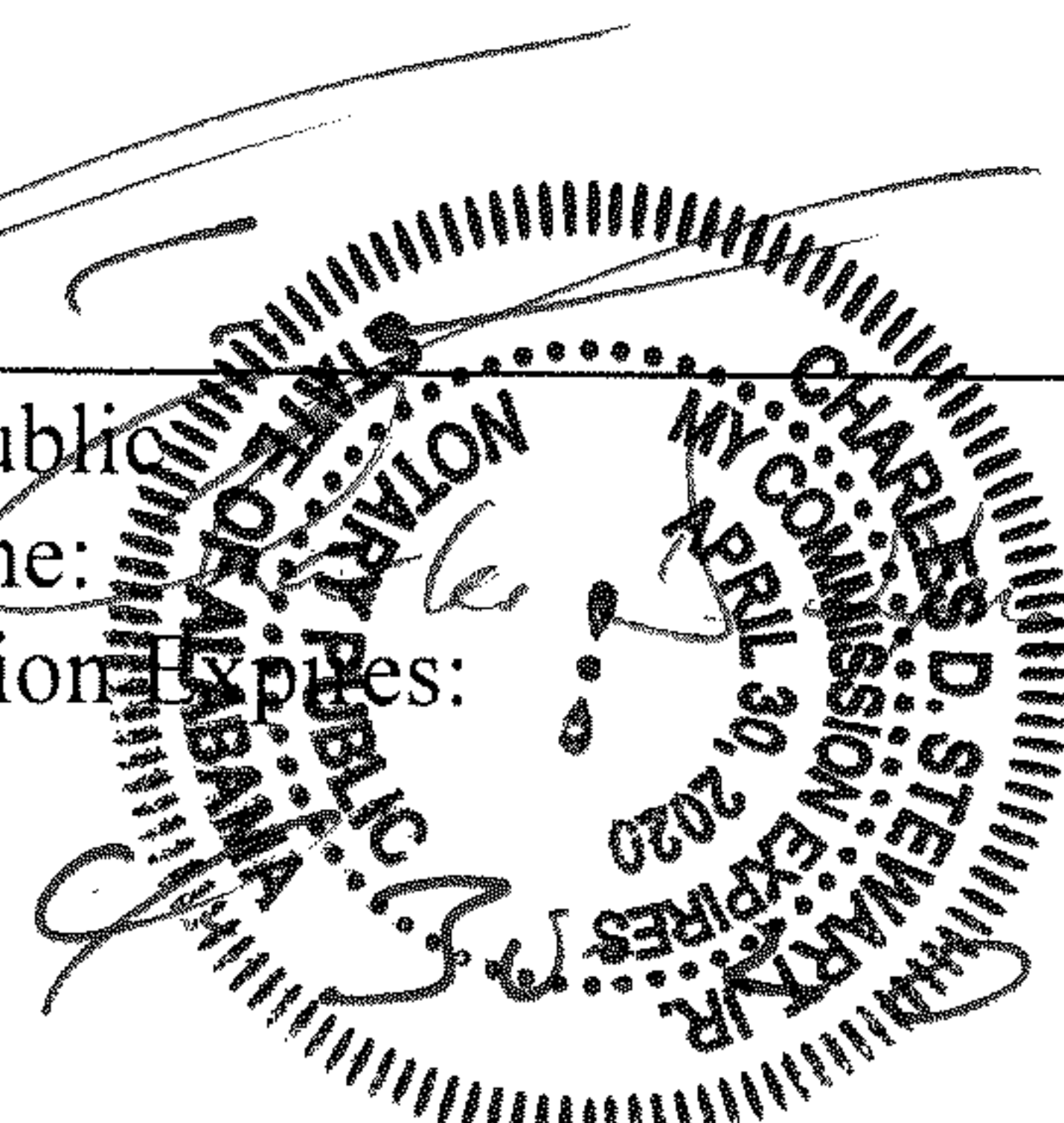

MARIELLA W LEVINSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES H LEVINSON and MARIELLA W LEVINSON 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 March, 2019.

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 02:48:20 PM
\$168.00 CHERRY
20190401000103280

Allen S. Bayl