

Send tax notice to:
ANDREW J CHIEPALICH, III
5074 APPECROSS ROAD
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

2019242

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Six Thousand and 00/100 Dollars (\$296,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES R BARNES and STACY B BARNES, husband and wife**, whose mailing address is: 174 Narrows Creek Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **ANDREW J CHIEPALICH, III and DANIELLE I CHIEPALICH** whose property address is: 5074 Applecross Road, Birmingham, 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 10, Block 1, according to a Resurvey of Lot 9, Block 1, Applecross, a subdivision of Inverness, as recorded in Map Book 6, page 117, 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 lanes as set out on recorded plat of Applecross, a subdivision of Inverness, as recorded in Map Book 6, page 117, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 10, Page 515, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company as recorded in Misc. Book 10, Page 558.
5. Right of way to Alabama Power Company as recorded in Volume 291, page 386 and Volume 293, page 755.

\$281,200.00 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 Grantors, have hereunto set his/her hand and seal this the 30th day of April, 2019.

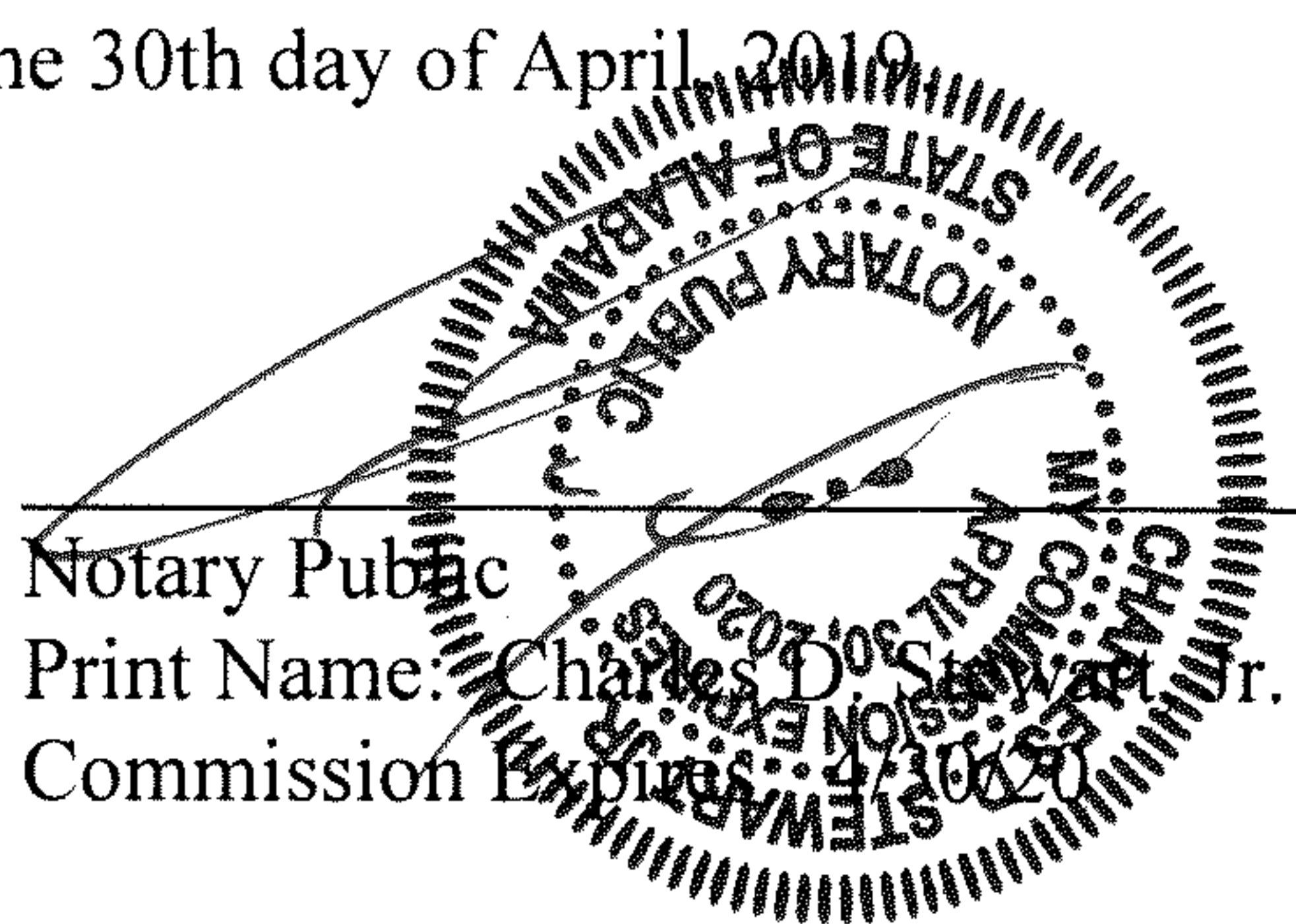

JAMES R BARNES


STACY B BARNES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES R BARNES and STACY B BARNES 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 30th day of April, 2019.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2019 11:02:17 AM
\$33.00 CHERRY
20190502000146610

