

Send tax notice to:
RAYMOND H FRASER, III
4167 OLD CAHABA PARKWAY
HELENA, AL, 35080

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

2019699T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Eight Thousand Five Hundred and 00/100 Dollars (\$278,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM F. NAHRGANG, JR and BRANDI L. NAHRGANG, HUSBAND AND WIFE** whose mailing address is: P.O. Box 69 Helena, AL 35080 (hereinafter referred to as "Grantors") by **RAYMOND H FRASER, III and STEPHANIE FRASER** whose property address is: **4167 OLD CAHABA PARKWAY, HELENA, AL, 35080** 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 1813, according to the survey of Old Cahaba V. First Addition, as recorded in Map Book 35, page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements and setback lines as shown on the recorded map of Old Cahaba V. First Addition, as recorded in Map Book 35, page 120, in the Probate Office 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, including those recorded in Book 15, page 415; Book 61, page 164, Real Volume 133, page 277 and Real Volume 321, page 629.
4. Easements to Alabama Power Company recorded in Book 138, Page 309; Book 131 at Page 447; Book 247, Page 853; Book 127, Page 408; Book 134 at Page 85; Book 230 at Page 113; Book 139, Page 238; Book 257 at Page 213 and Real 46, Page 69.
5. Easements to Shelby County recorded in Book 155 at Page 331; Book 155 at Page 425; Lis Pendens Book 2 at Page 165 and Book 156 at Page 203 and Book 2 at Page 16.
6. Title to that portion of premises lying below the mean high water mark of the Cahaba River.
7. Rights of the public and the State of Alabama, if any, to (1) lands lying below the high water mark, (2) lands that have been created by artificial means, (3) riparian rights; and subject also to the rights of the Federal Government's control over navigable waters, and public rights of access to any navigable waters.
8. 100 foot right of way to Birmingham Mineral Railroad Company as recorded in Book 12, Page 449.
9. Easement to Plantation Pipe Line as recorded in Book 112, Page 584 and Book 257, Page 213.

- 10. Right of way in favor of McKenzie Mineral Methane Corporation recorded in Book 259, page 610.
- 11. Timber Deed recorded in Instrument #1997-28869.
- 12. Covenants, Conditions and Restrictions recorded in Instrument #20050916000481600.

\$118,500.00 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 5th day of November, 2019.

William F. Nahrgang Jr.
WILLIAM F. NAHRGANG, JR

Brandi L. Nahrgang
BRANDI L. NAHRGANG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM F. NAHRGANG, JR and BRANDI L. NAHRGANG 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 5th day of November, 2019.

Mary Martin
Notary Public
Print Name: *Mary Martin*
Commission Expires: *11/14/22*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2019 03:51:33 PM
\$185.00 CHERRY
20191107000415000

Alli S. Bayl