

Send tax notice to:
BRENDA EMFINGER
1703 FIELDSTONE CIRCLE
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

2020006

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand and 00/100 Dollars (\$217,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHASE H. NAGLE, JR. and MARIE A. NAGLE, HUSBAND AND WIFE** whose mailing address is: 129 Cyprus Cir, Sylacanga AL 35151 (hereinafter referred to as "Grantors") by **BRENDA EMFINGER** whose property address is: **1703 FIELDSTONE CIRCLE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, 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. Restriction(s), easement(s) and building lines(s) as shown by recorded plat.
3. Right of way granted to Alabama Power Company and South Central Bell Telephone Company by Instrument recorded in Inst. # 1992-26835, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Inst. # 1993-03847 and Inst. # 1993-3848 in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants as recorded in Real Volume 370, Page 9 and amended In Real Volume 378, Page 706, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Southern Natural Gas as recorded In Volume 213, Page 145, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1993-28465, in the Probate Office of Shelby County, Alabama.
8. Conditions, restrictions, and assessments as described in Fieldstone Park Homeowner's Association as recorded in Instrument# 1997-1423, in the Probate Office of Shelby County, Alabama.

\$160,000.00 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 15 day of January, 2020.

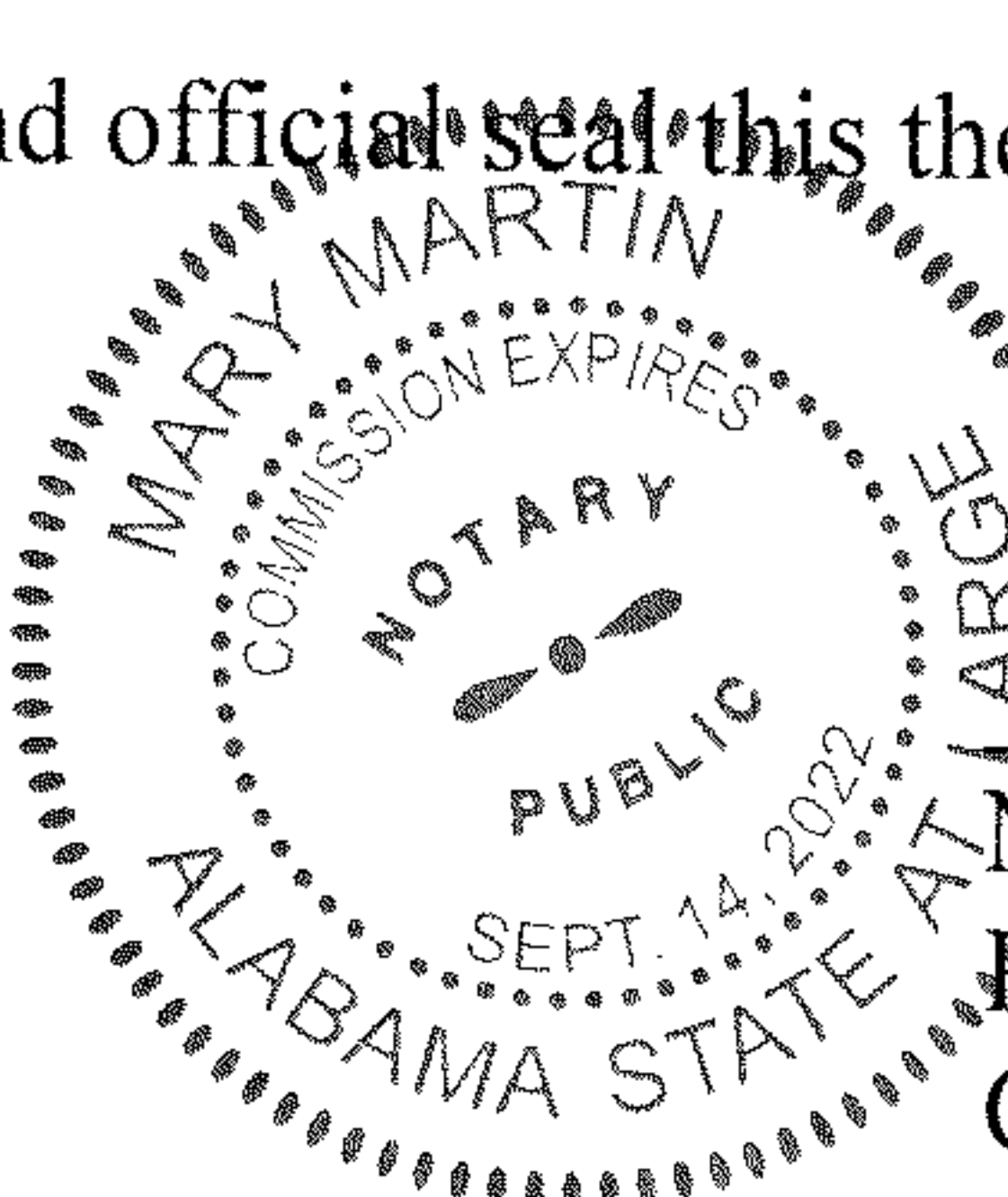


CHASE H. NAGLE, JR.

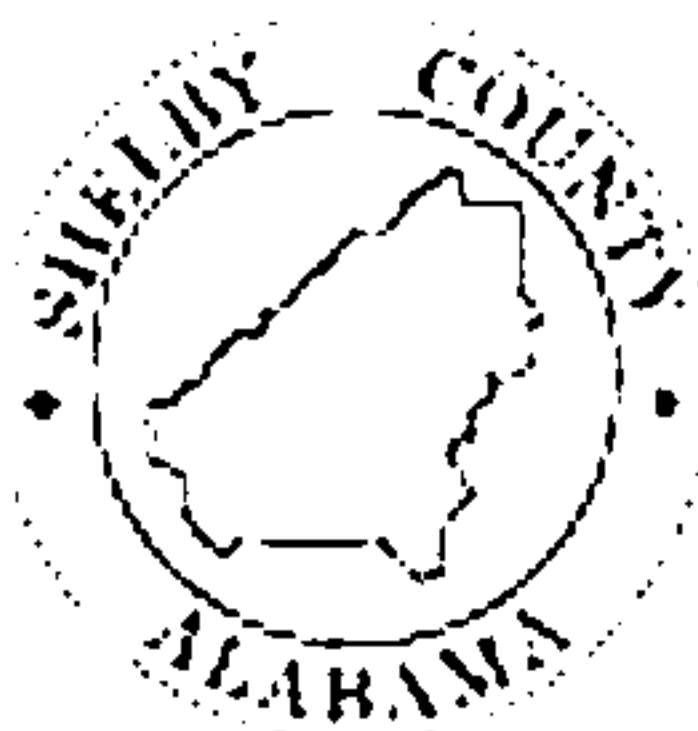

MARIE A. NAGLE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHASE H. NAGLE, JR. and MARIE A. NAGLE 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 15 day of January, 2020.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2020 10:56:58 AM
\$82.00 CHERRY
20200117000023850

