

Send tax notice to:
CHRISTOPHER A VACARELLA
1020 LEGACY DRIVE
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

2021298

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Fifteen Thousand Seven Hundred and 00/100 Dollars (\$915,700.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOE KELLEY and MARGARET C KELLEY, husband and wife,** whose mailing address is: 3817 Alston Crest Birmingham AL 35242 (hereinafter referred to as "Grantors") by **CHRISTOPHER A VACARELLA and DEBRA K VACARELLA** whose property address is: **1020 LEGACY DRIVE, 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 101, according to the Survey of Greystone Legacy, First Sector, as recorded in Map Book 26, Pages 79 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way as set forth in Instrument No. 1999/50996.
4. Restrictions and covenants appearing of record in Inst. #1999-50982; Inst. #1999-50995 and Inst. #1999-12252.
5. Right-of-way granted to Birmingham Water Works Board recorded in Inst. No. 9908/6040.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
7. Right-of-way granted to Alabama Power Company recorded in Real 133, Page 551; Volume 246, Page 848 and Real 142, Page 188.

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 April, 2021.

Joe Kelley
JOE KELLEY

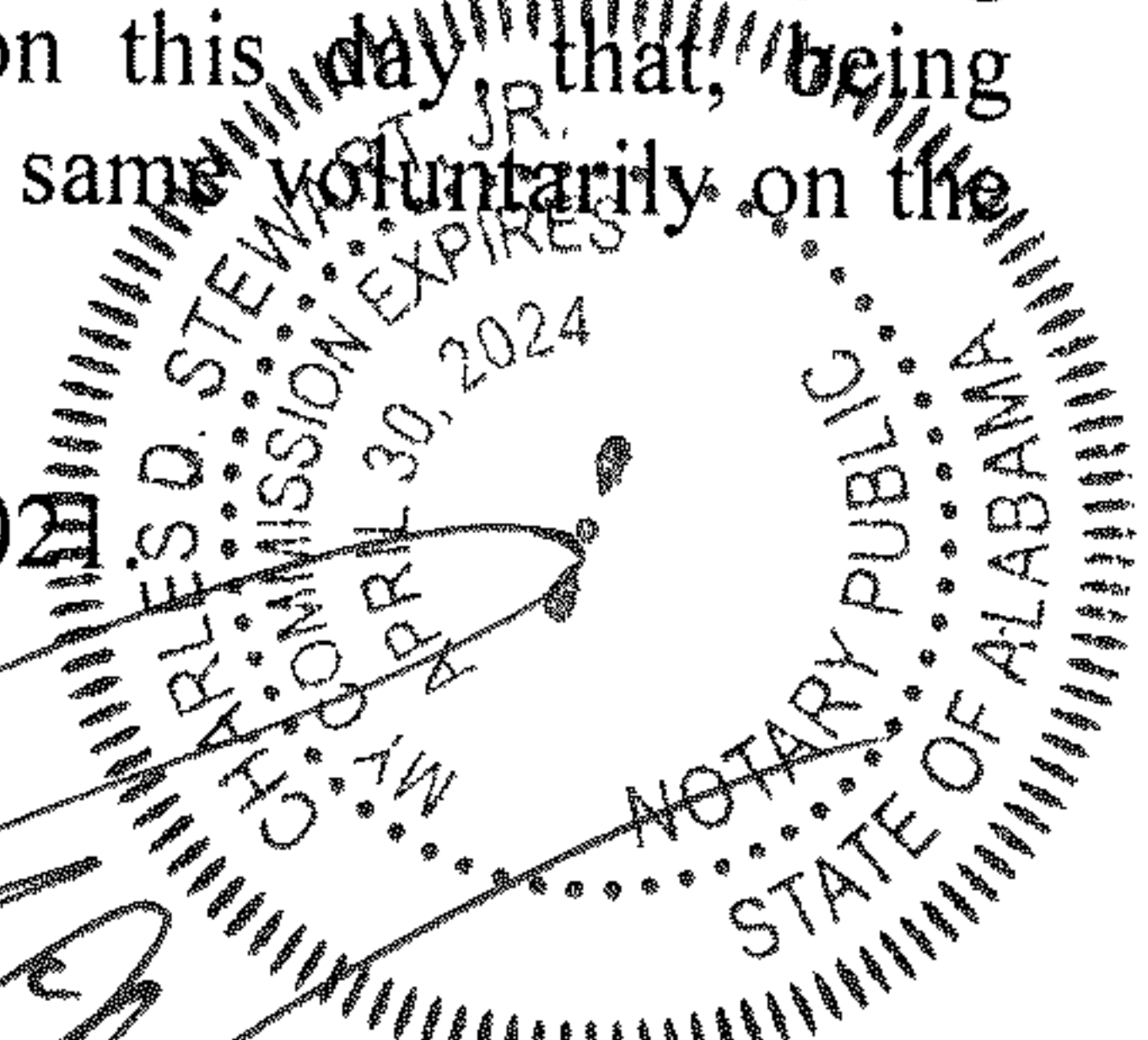
Margaret C Kelley
MARGARET C KELLEY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE KELLEY and MARGARET C KELLEY 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 April, 2021


Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: 4/30/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2021 11:16:31 AM
\$941.00 CHERRY
20210430000215050

Allen S. Bayl