

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sam Spiro Nakos
5018 Applecross Rd
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$675,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Douglas Grant Wisham and his wife Vallie Wisham

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Sam Spiro Nakos

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

All of Lot 20 and part of Lot 19, in Block 7, Applecross, a Subdivision of Inverness, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, Page 42 A & B,; said part of Lot 19 being more particularly described as follows:

From the Southeast corner of Lot 19, run in a Westerly direction along the South line of said Lot 19 for a distance of 216.45 feet to the Point of Beginning; thence continue along the last mentioned course for a distance 79.0 feet; thence turn an angle to the right of 46 degrees 39 minutes 10 seconds and run in a Northwesterly direction for a distance of 25.00 feet, more or less (8.5' measures) to an elevation of 495.0 as shown on recorded map; thence turn an angle to the right and run along the 495 elevation line as shown on recorded map for a distance of 30 feet (deed), 36.58 feet (measured); thence turn an angle to the right and run in a Southeasterly direction for a distance of 80.0 feet, more or less to the point of beginning.

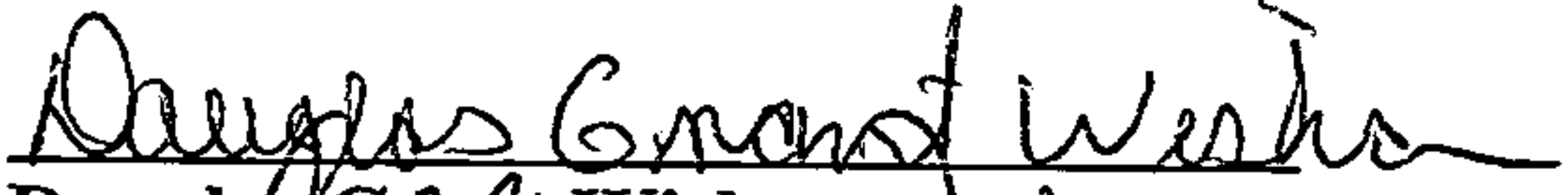
\$548,168.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Vallie Wisham executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.

- Subject to:
- (1) 2021 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

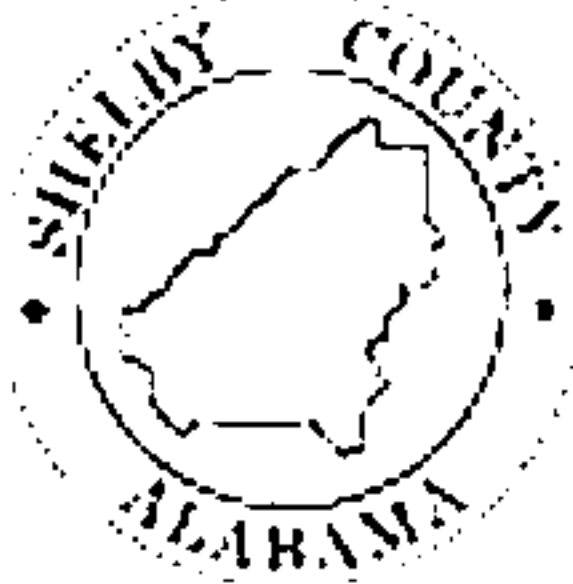
TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

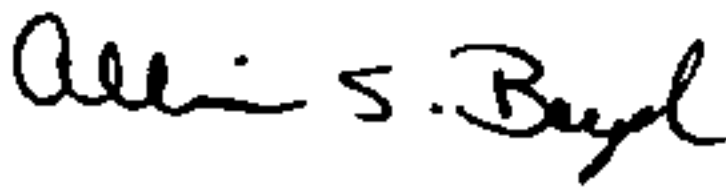
IN WITNESS WHEREOF, we have set our hands and seal, this 7th day of May, 2021


Douglas Grant Wisham

Vallie Wisham



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2021 12:58:01 PM
\$149.00 JOANN
20210512000236060



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas Grant Wisham and Vallie Wisham whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2021

Notary Public: David P. Condon

My Commission Expires: 02.12.2022

