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05/05/2022 01:43:05 PM
DEEDS 1/2

SEND TAX NOTICE TO:

James R. Fisher and Jean M. Fisher
912 Haddington Dale
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$335,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Norman J. Cacciatore, an unmarried man**, whose address is 754 Haycroft Lane, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **James R. Fisher and Jean M. Fisher**, whose address is 912 Haddington Dale, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **James R. Fisher and Jean M. Fisher, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 912 Haddington Dale, Pelham, AL 35124** to-wit:

Lot 357A, according to a Resurvey of Lots 357, 358, 359 and 360, Haddington Parc at Ballantrae Phase 1, as recorded in Map Book 34, Page 27, in the Probate Office of Shelby County, Alabama.

Norman J. Cacciatore is the surviving grantee of that certain deed recorded in Instrument # 20051130000619690 with the Judge of Probate of Shelby County Alabama; the other grantee, Carole R. Cacciatore AKA Carole Ann Cacciatore having died on or about the 8th day of April 2021.

Norman J. Cacciatore is one and the same person as Norman John Cacciatore.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$268,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of May, 2022.

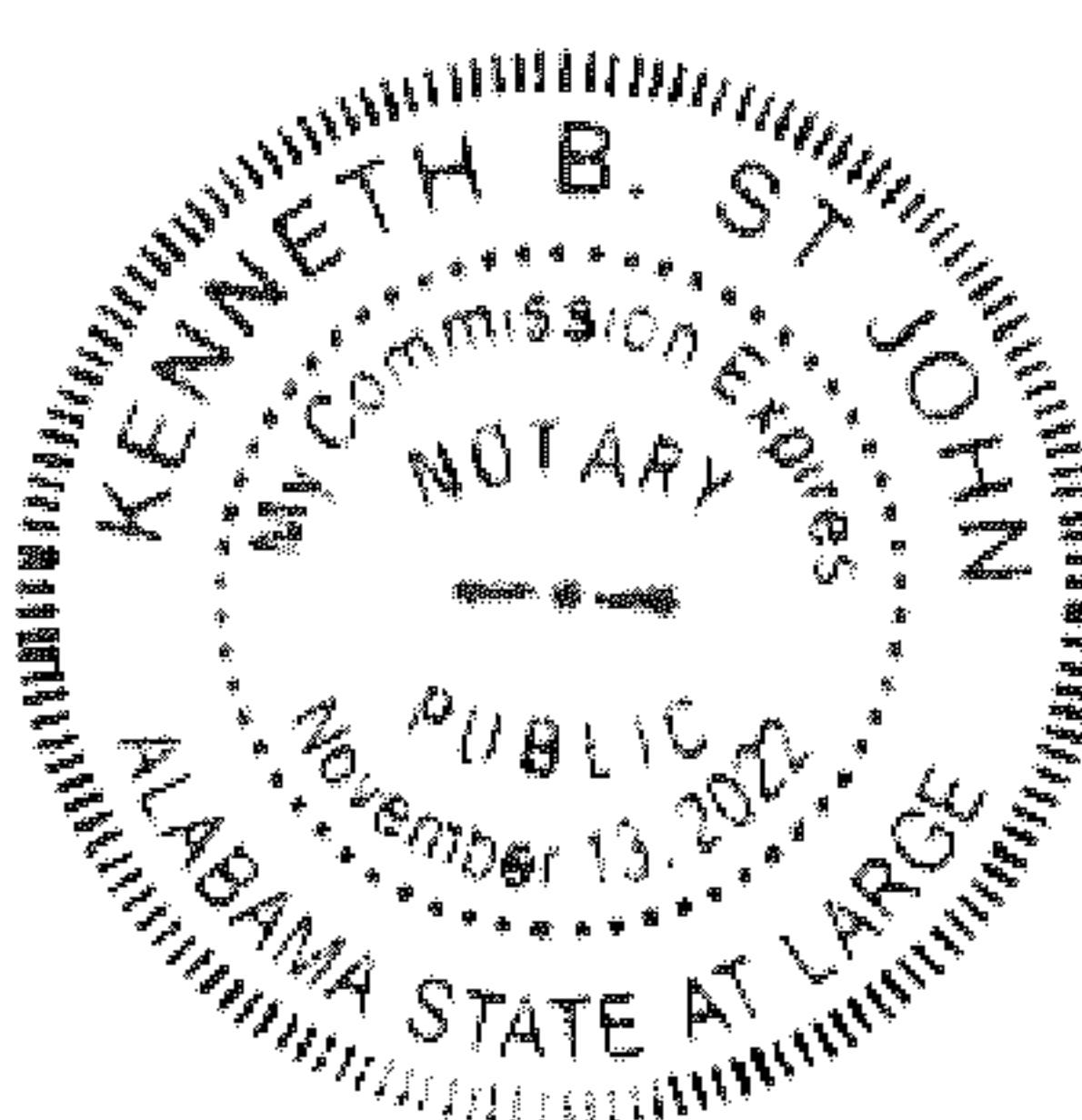
Norman J Cacciatore by Barry Michael Crick his Attorney-In-Fact
Norman J. Cacciatore by Barry Michael Crick, his Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify, Barry Michael Crick whose name as attorney in fact for Norman J. Cacciatore, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Norman J. Cacciatore, on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2022.

[Handwritten signature of Kenneth B. St. John]
Notary Public: *KENNETH B. ST. JOHN*
My Commission Expires: *11/13/2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2022 01:43:05 PM
\$92.00 CHERRY
20220505000185110

Allen S. Baylor