

Send tax notice to:
STEPHEN ANDREW NICKOLSON
2812 BERKELEY DRIVE
BIRMINGHAM, 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

2022439

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thirty-Five Thousand and 00/100 Dollars (\$835,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ALGERNON B VOLTZ, JR. and AMELIA T VOLTZ, HUSBAND AND WIFE**, whose mailing address is 3529 Shendwick Place, Bham, AL 35242 (hereinafter referred to as "Grantors") by **STEPHEN ANDREW NICKOLSON and AFRODITY SONYA NICKOLSON** whose property address is: **2812 BERKELEY DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 19, Block 1, according to the Amended Map of Woodford, as recorded in Map Book 8, page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements, building lines and restrictions as shown on recorded map.
3. Right of way recorded in Misc. Volume 39, page 876 in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Misc. Volume 38, page 380 in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc, Book 38, page 455 in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company, recorded in Misc. Volume 38, page 454 in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company by instrument recorded in Misc. Volume 331, page 845 in the Probate Office of Shelby County, Alabama.
8. 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.

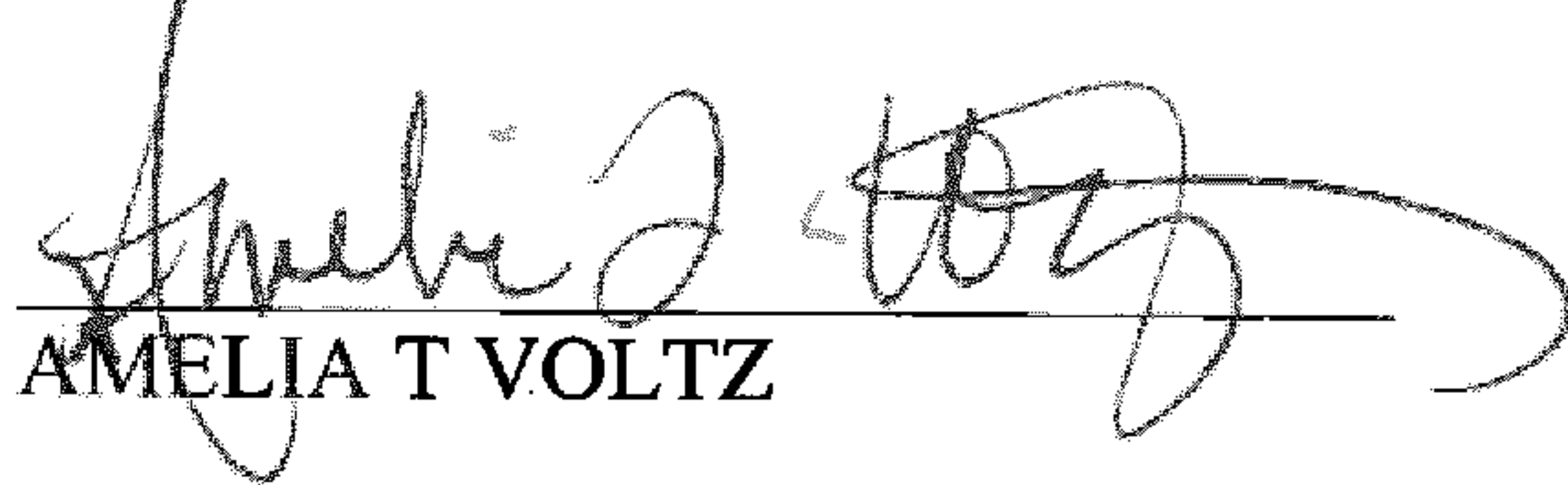
\$451,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 1 day of September, 2022.

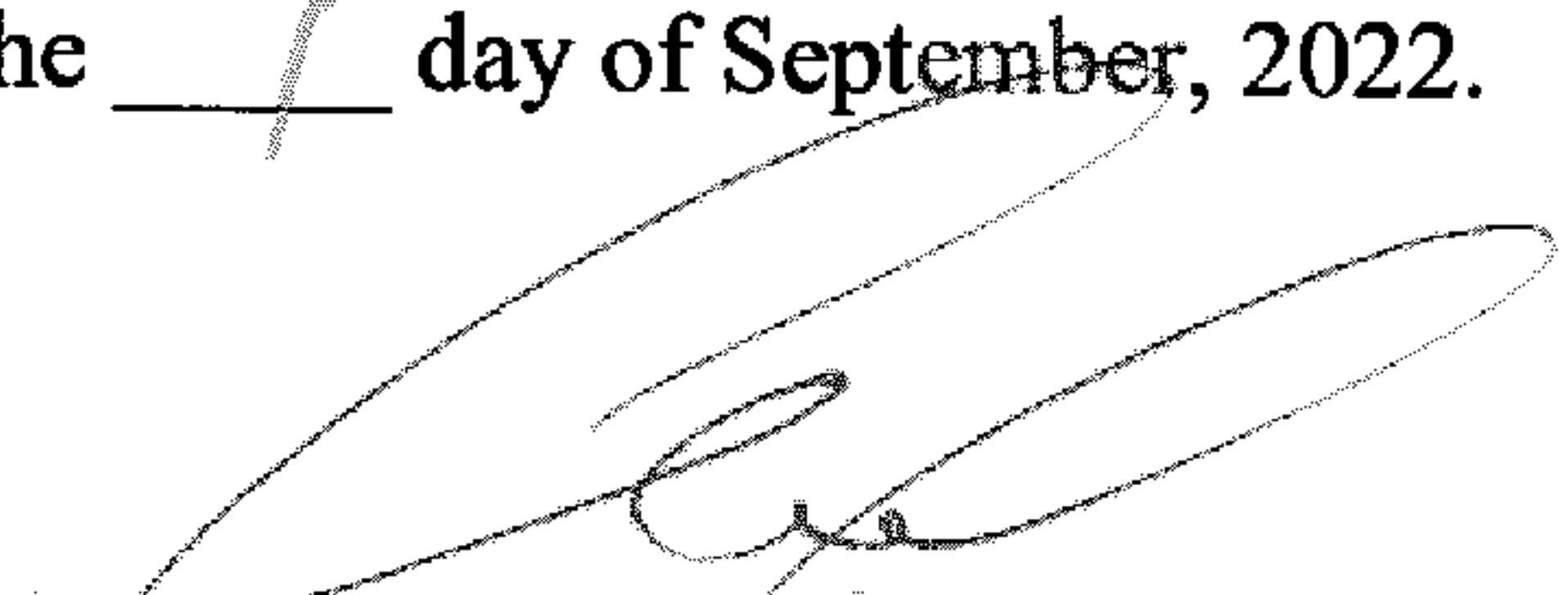

ALGERNON B VOLTZ, JR.

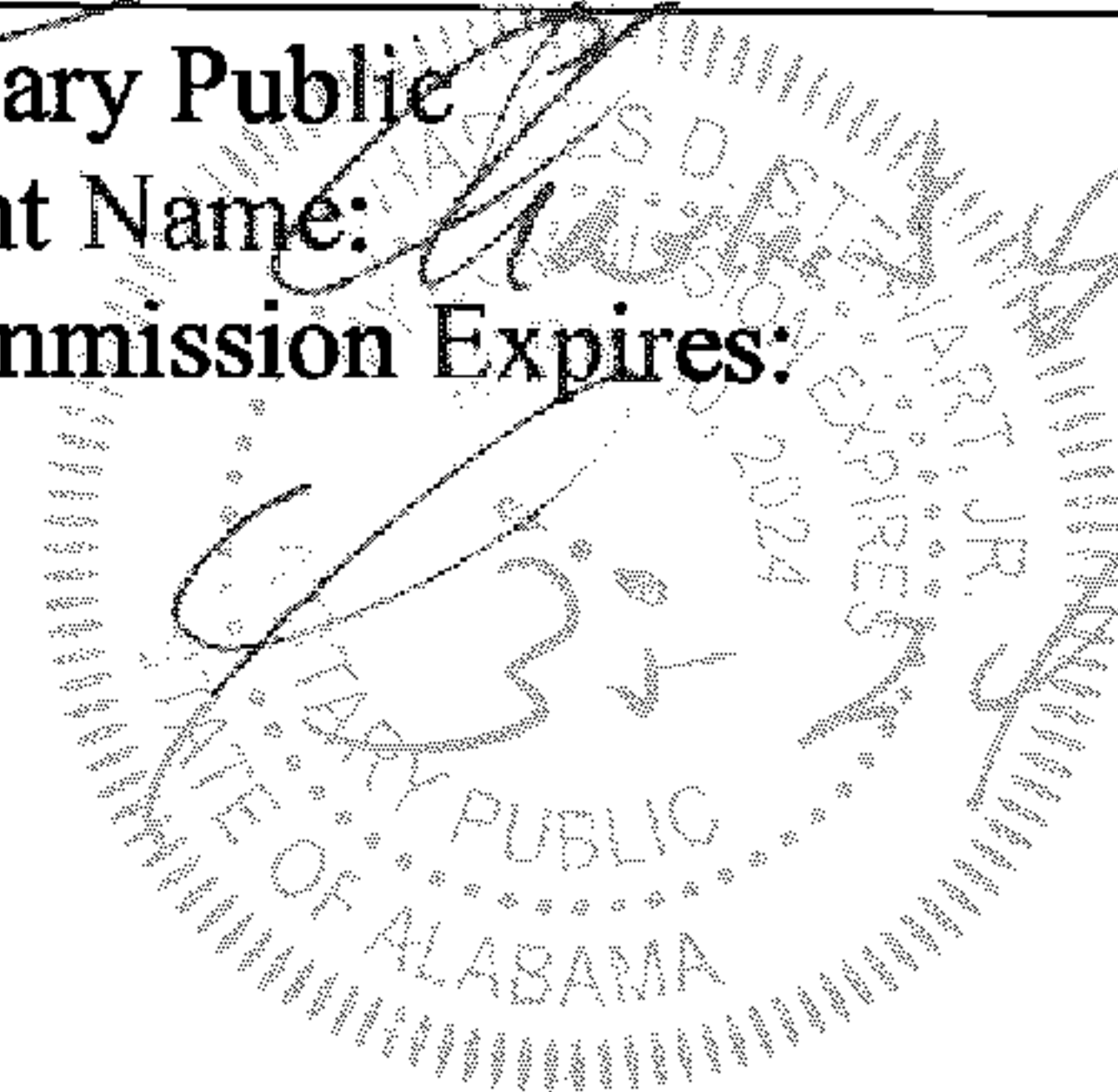

AMELIA T VOLTZ

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALGERNON B VOLTZ, JR. and AMELIA T VOLTZ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of September, 2022.


Notary Public
Print Name: Charles Stewart
Commission Expires: 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 10:36:19 AM
\$409.00 JOANN
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