

Send tax notice to:
JOHN DAVID NACCARI
176 CALUMET 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

2022528T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARC B WILSON and NORINE B WILSON, HUSBAND AND WIFE**, whose mailing address is 219 Rock Inn Point, Cropwell AL 35054 (hereinafter referred to as "Grantors") by **JOHN DAVID NACCARI and JESSICA NACCARI** whose property address is **176 CALUMET 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 52, according to the Survey of Calumet Meadow, as recorded in Map Book 21, page 112, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Calumet Meadow, as recorded in Map Book 21, page 112, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right of way in favor of Alabama Power Company recorded in Volume 109, page 502.
5. Right of way in favor of Shelby County, recorded in Volume 135, page 126.
6. Covenants, conditions and restrictions recorded in Instrument #1996-30329.
7. Sewer Agreement recorded in Instrument #20131204000469270.

\$186,000.00 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 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 21 day of October, 2022.

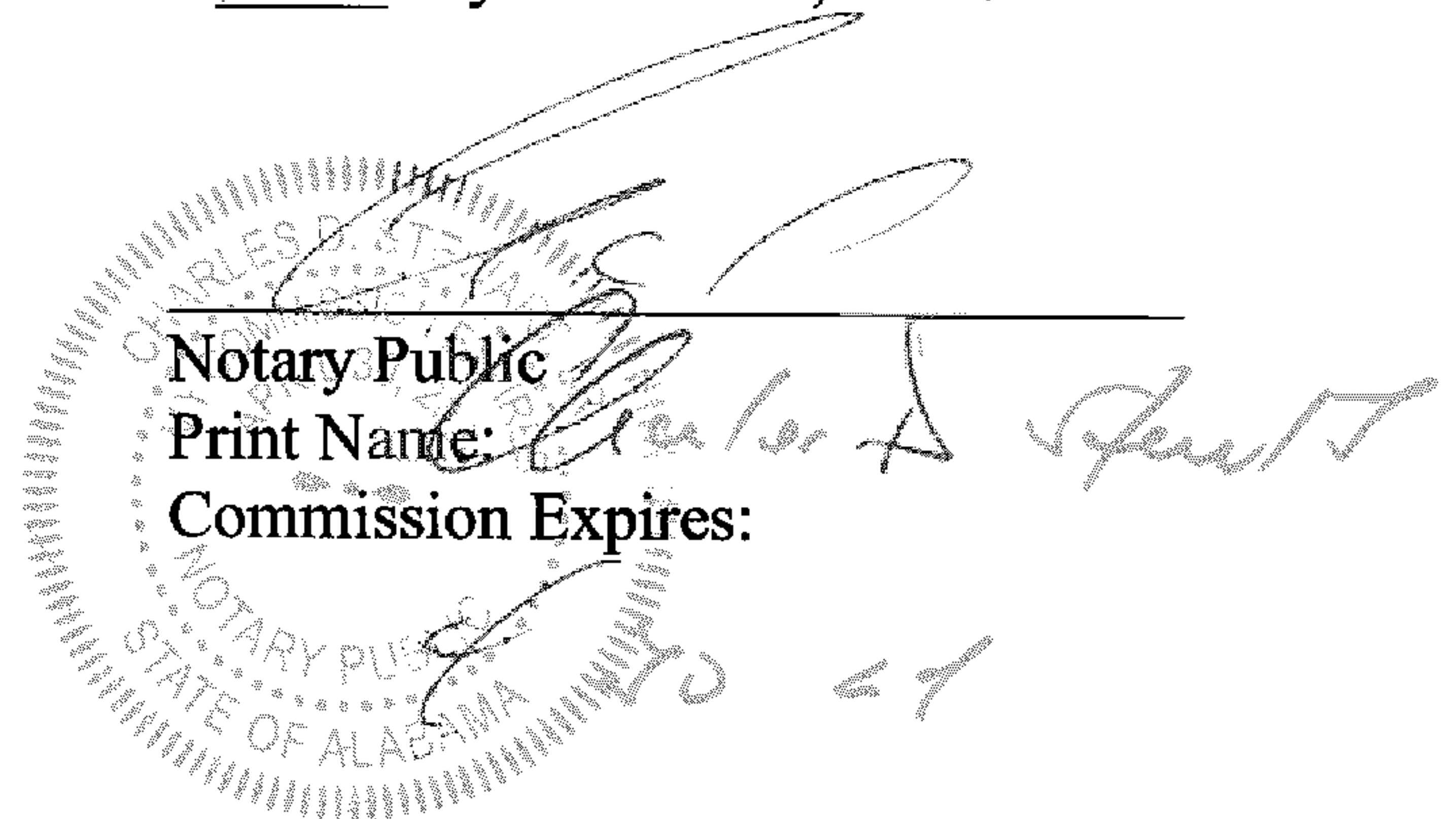

MARC B WILSON


NORINE B WILSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARC B WILSON and NORINE B WILSON 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 21 day of October, 2022.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 10/20/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2022 12:13:47 PM
\$179.00 JOANN
20221024000398670

