

Send tax notice to:
NORMAN W NACCARI
329 WINDCHASE TRACE
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

Title Not Examined

Shelby COUNTY

Consideration: (1/3 Market Value) \$179,834.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00), the amount which can be verified in the tax records, paid to the undersigned, **NORMAN W NACCARI and JANICE A NACCARI, HUSBAND AND WIFE**, whose mailing address is **329 Windchase Trace, Birmingham, AL 35242** (hereinafter referred to as "Grantors") by **NORMAN W NACCARI and JANICE A NACCARI and JEFFREY WAYNE NACCARI** whose property address is: **329 WINDCHASE TRACE, BIRMINGHAM, 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 44, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A and B, 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. 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.
4. Restrictions appearing of record in Inst. No. 1994-10992 and Inst. No. 2000-37357.
5. Right-of-way granted to Alabama Power Company recorded in Volume 129, Page 550.

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.

17 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2024.

Norman W Naccari
Norman W Naccari

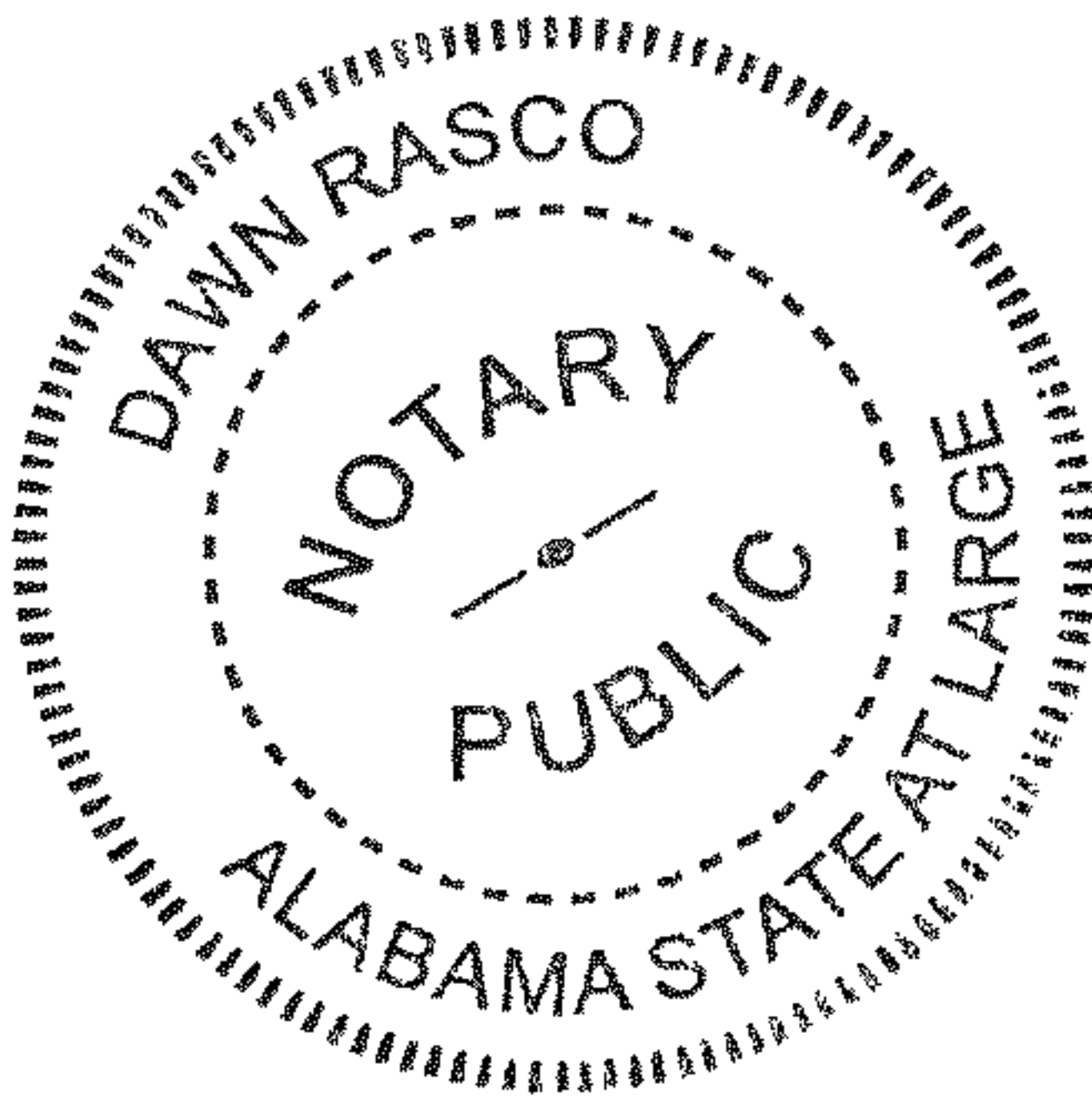
Janice A Naccari
Janice A Naccari

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman W Naccari and Janice A Naccari 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 17th day of June, 2024.



Dawn Rasco
Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2024 11:33:35 AM
\$206.00 LAURA
20240618000182870

Alexis Bayl