



2020010700009350 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
01/07/2020 09:41:58 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ashley Cazares
808 Forest Hills Court
Alabaster, AL 35007

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thirty Nine Thousand Nine Hundred No/100 Dollars (\$239,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Aaron Epperly and wife, Shelly Epperly** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ashley Cazares**, (hereinafter referred to as GRANTEE), her heirs and assigns in fee simple, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 54, according to the Survey of Forest Hills 2nd Sector, as recorded in Map Book 21, Pages 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$235,554.50 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

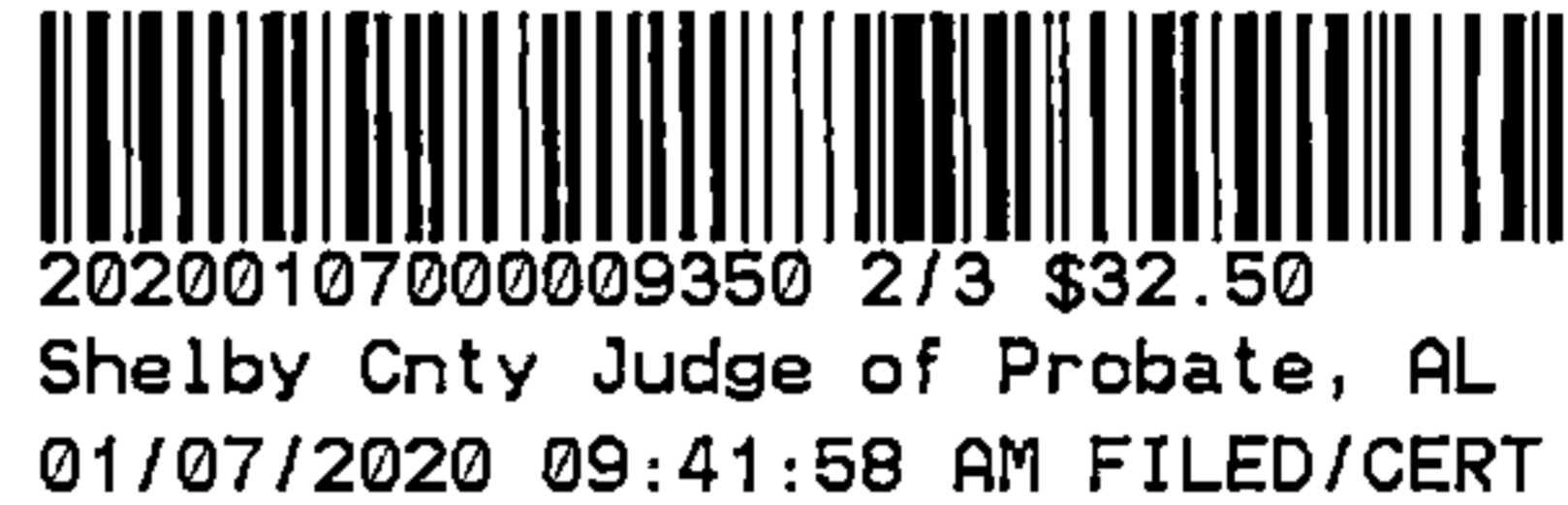
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 20th day of November, 2019

Kyle L. Bohrer
Witness
[Signature]
Witness

Aaron Epperly
Aaron Epperly

Shelly Epperly
Shelly Epperly

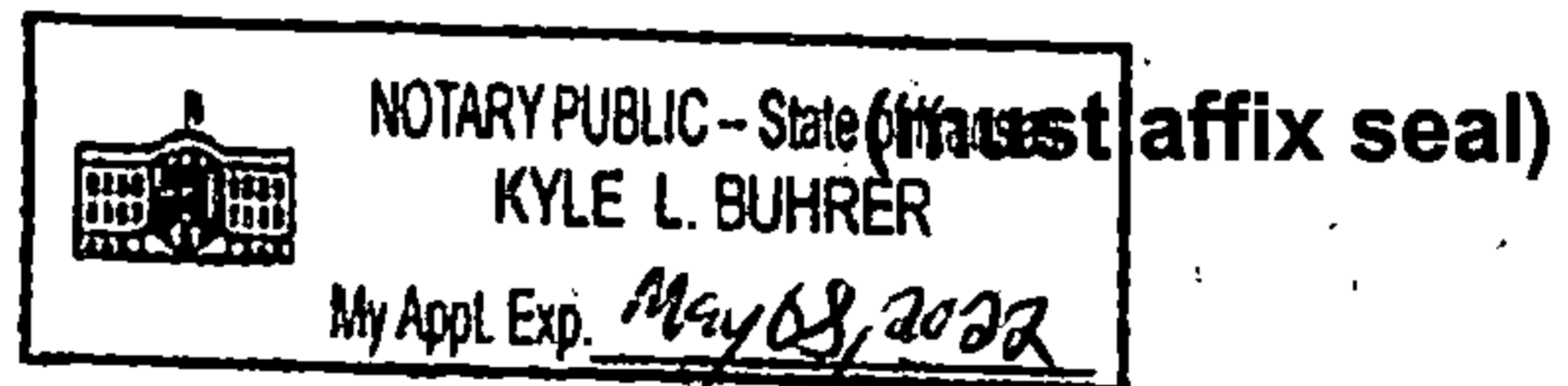
STATE OF Kansas
COUNTY OF Johnson



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Aaron Epperly, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of November, 2019.

Kyle L. Bohrer
NOTARY PUBLIC
My Commission Expires: May 08, 2022

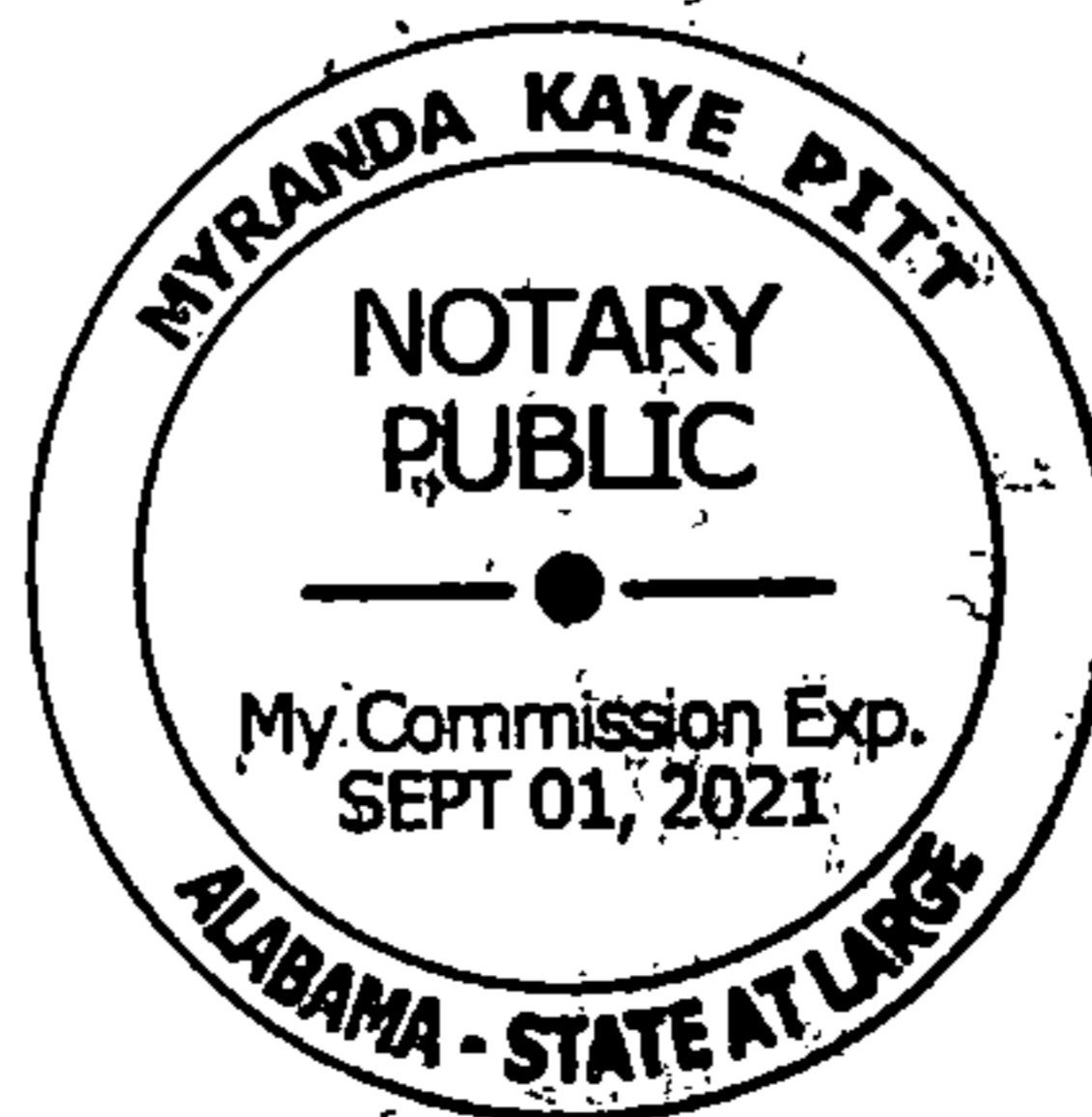


STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Shelly Epperly, a married woman, whose name 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of November, 2019.

Myranda Kaye Pitt
NOTARY PUBLIC
My Commission Expires: 09/01/2021



(must affix seal)

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Aaron Epperly and Shelly Epperly
Mailing Address 808 Forest Hills Ct Alabaster AL 35007
Property Address 808 Forest Hills Court Alabaster, AL 35007

Grantee's Name Ashley Cazares
Mailing Address 808 Forest Hills Court Alabaster, AL 35007

Date of Sale December 31, 2019

Total Purchase Price \$ 239,900.00

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other
- Deed

Shelby County, AL 01/07/2020
State of Alabama
Deed Tax: \$4.50

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-30-19

Print Aaron Epperly and Shelly Epperly

Unattested (verified by)

Sign By: [Signature] Shelly Epperly
(Grantor/Grantee/Owner/Agent) circle one



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