

Send tax notice to:


ADEYANJU B. OLIYIDE
1041 INVERNESS COVE WAY
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
Shelby COUNTY

2012640

WARRANTY DEED


20130110000014960 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
01/10/2013 02:49:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Four Thousand and 00/100 Dollars (\$174,000.00) in hand paid to the undersigned, D. DRENNEN WILLIAMS and JULIA M. WILLIAMS, Husband and Wife (hereinafter referred to as "Grantors") by ADEYANJU B. OLIYIDE (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 30B, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 1, RESURVEY #2, AS RECORDED IN MAP BOOK 36, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY PUBLIC RECORDS.
6. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 36, PAGE 44.
7. 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 PUBLIC RECORDS.
8. 12.5" EASEMENT FOR DRAINAGE AND UTILITIES AS SHOWN ON RECORDED MAP BOOK 36, PAGE 44.
9. EASEMENT TO ALABAMA POWER CO., REAL 365, PG 785; REAL 365, PG 819 AND INSTRUMENT 1994-34517.
10. EASEMENT TO CITY OF HOOVER RECORDED IN INST. 1998-24499 AND REAL 365, PG 871.
11. RIGHT OF WAY TO ALABAMA POWER CO., BOOK 306, PAGE 10; REAL 84, PG 298; REAL 127, PG 54 AND REAL 3318, PG 27.

Shelby County, AL 01/10/2013
State of Alabama
Deed Tax:\$5.50

12. RIGHT OF WAY TO ALABAMA POWER CO., INSTRUMENT
20051031000563550.
13. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.

\$168,780.00 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 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 Grantee, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the
28th day of December, 2012.


D. DRENNEN WILLIAMS

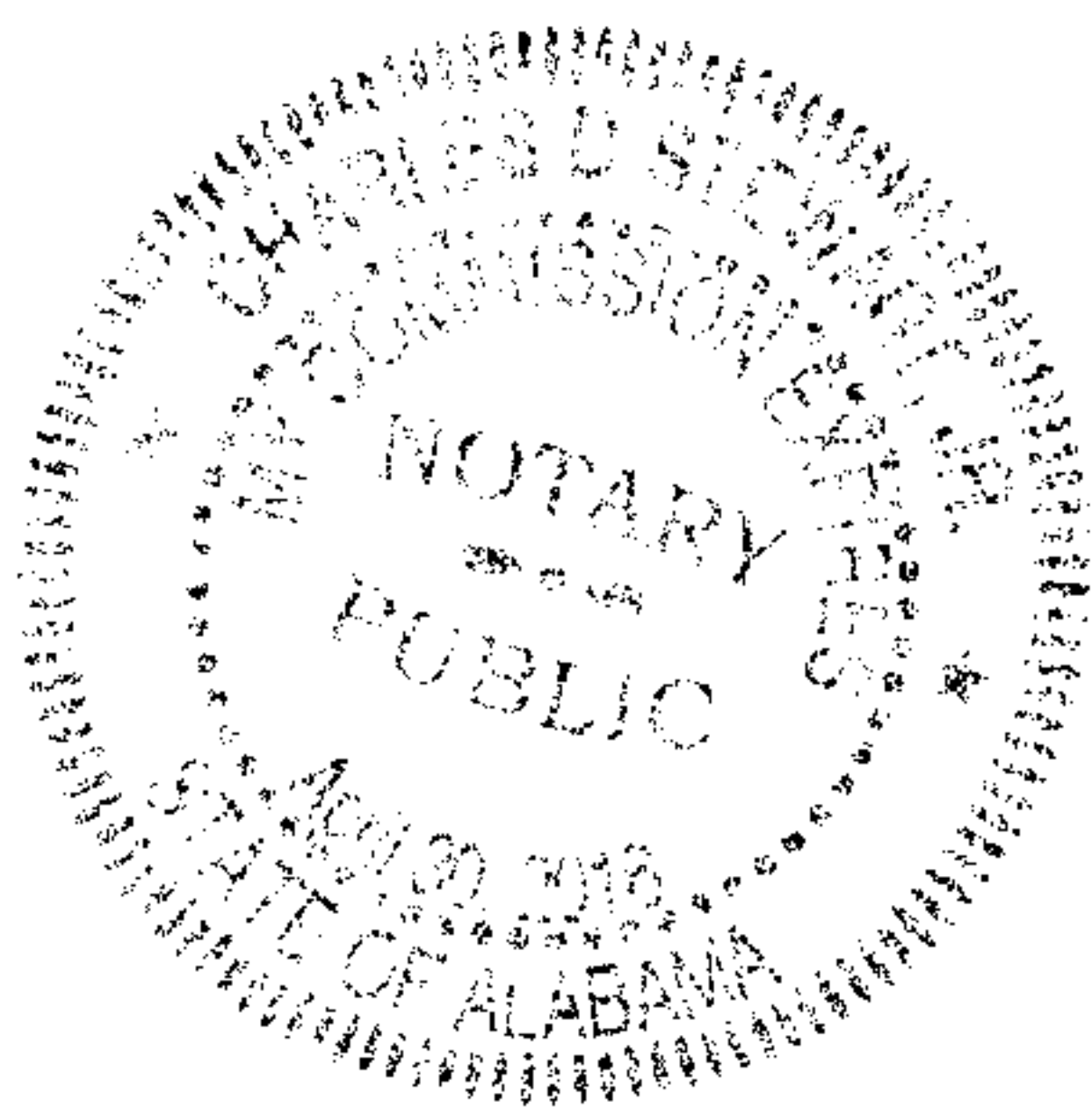

JULIA M. WILLIAMS

STATE OF ALABAMA
COUNTY OF SHELBY


20130110000014960 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
01/10/2013 02:49:00 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that D. DRENNEN WILLIAMS and JULIA M. WILLIAMS, whose name is
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 28th day of December, 2012.




Notary Public

Print Name

Commission Expires:

Charles D. Stewart Jr.
12-31-16

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

D. Drennan Williams

Grantee's Name
Mailing Address

Adeyanju B. Oliyide
1041 Inferness Cove
Birmingham AL
35212

Property Address

1041 Inferness Cove
Birmingham
AL
35212

Date of Sale

Total Purchase Price \$

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

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

12/28/12

Print

Adeyanju B. Oliyide

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF

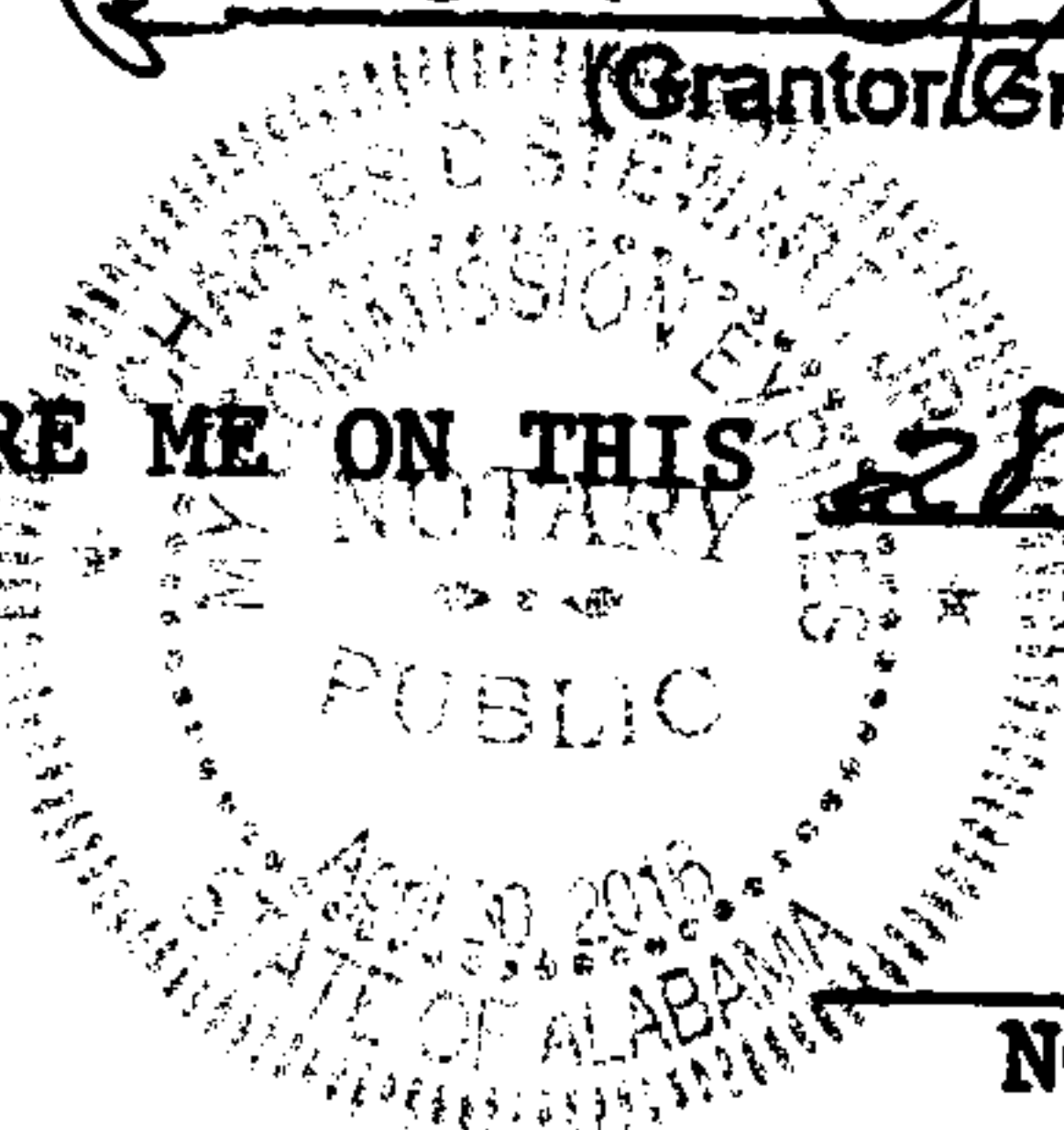
COUNTY OF SHELBY

20 12

December



20130110000014960 3/3 \$23.50
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NOTARY PUBLIC