

1403188
This Instrument was Prepared by:

Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Jonathan Zarzour
360 Lane Park Trail
Maylene, AL 35114

WARRANTY DEED



20140411000106660 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
04/11/2014 02:00:50 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Seven Thousand Five Hundred Dollars and No Cents (\$7,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Francis James DeCastras and Anne W. DeCastras, husband and wife, whose mailing address is 128 Windsor Lane, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan Zarzour, whose mailing address is 360 Lane Park Trail, Maylene, AL 35114** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 18 Oakdale Drive, Montevallo, AL 35115**; to wit;

LOT 18, ACCORDING TO MAP OF OAKDALE ESTATES AS RECORDED IN MAP BOOK 5, ON PAGE 98 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 98.

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 or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

30' building line on the front of subject property as shown on recorded Map Book 5, Page 98.

10' easement rear and on the west side of subject lot as shown on recorded Map Book 5, Page 98.

Fence being outside the boundary lines of the subject property on the South and West of said lot, as depicted in that survey dated May 16, 1979, by Carl D. Moore, Reg LS # 12159.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of April, 2014.

Francis James DeCastras

Anne W. DeCastras

State of Alabama

Shelby County, AL 04/11/2014
State of Alabama
Deed Tax: \$7.50

Jefferson County

} General Acknowledgment

I, Amye von Seebach, a Notary Public in and for the said County, in said State, hereby certify that Francis James DeCastras and Anne W. DeCastras, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of April, 2014.

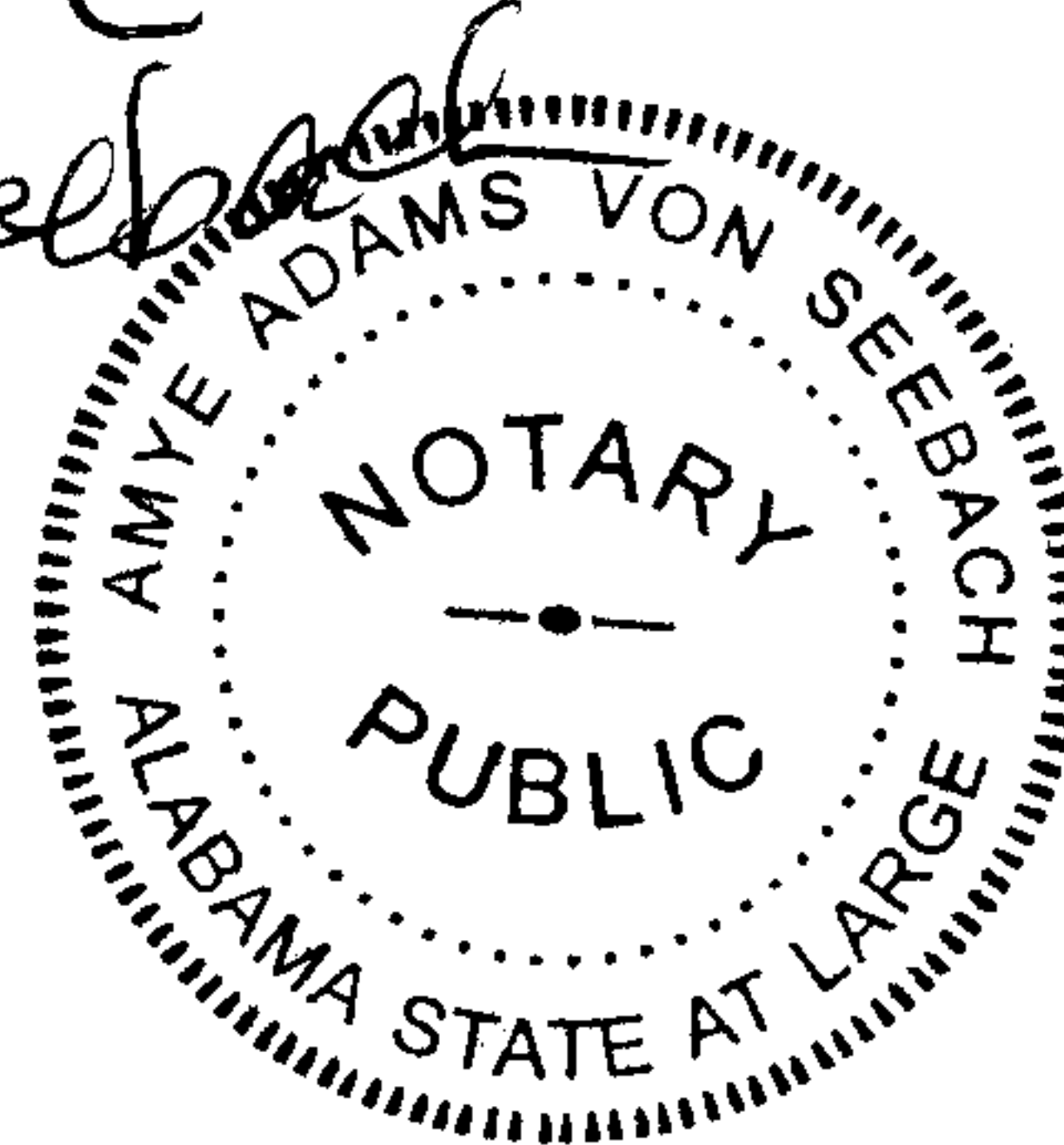

Notary Public, State of Alabama

Amye von Seebach

Printed Name of Notary

My Commission Expires:

MY COMMISSION EXPIRES
JUNE 17, 2017



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Real Estate Sales Validation Form

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

Grantor's Name Francis James DeCastra
Anne W. DeCastra
Mailing Address 128 Windsor Lane
Pelham, AL 35124
Property Address 18 Oakdale Drive
Montevallo, AL 35115

Grantee's Name Jonathan Zarzour
Mailing Address 360 Lane Park Trail
Maylene, AL 35114
Date of Sale April 03, 2014
Total Purchase Price \$7,500.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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.

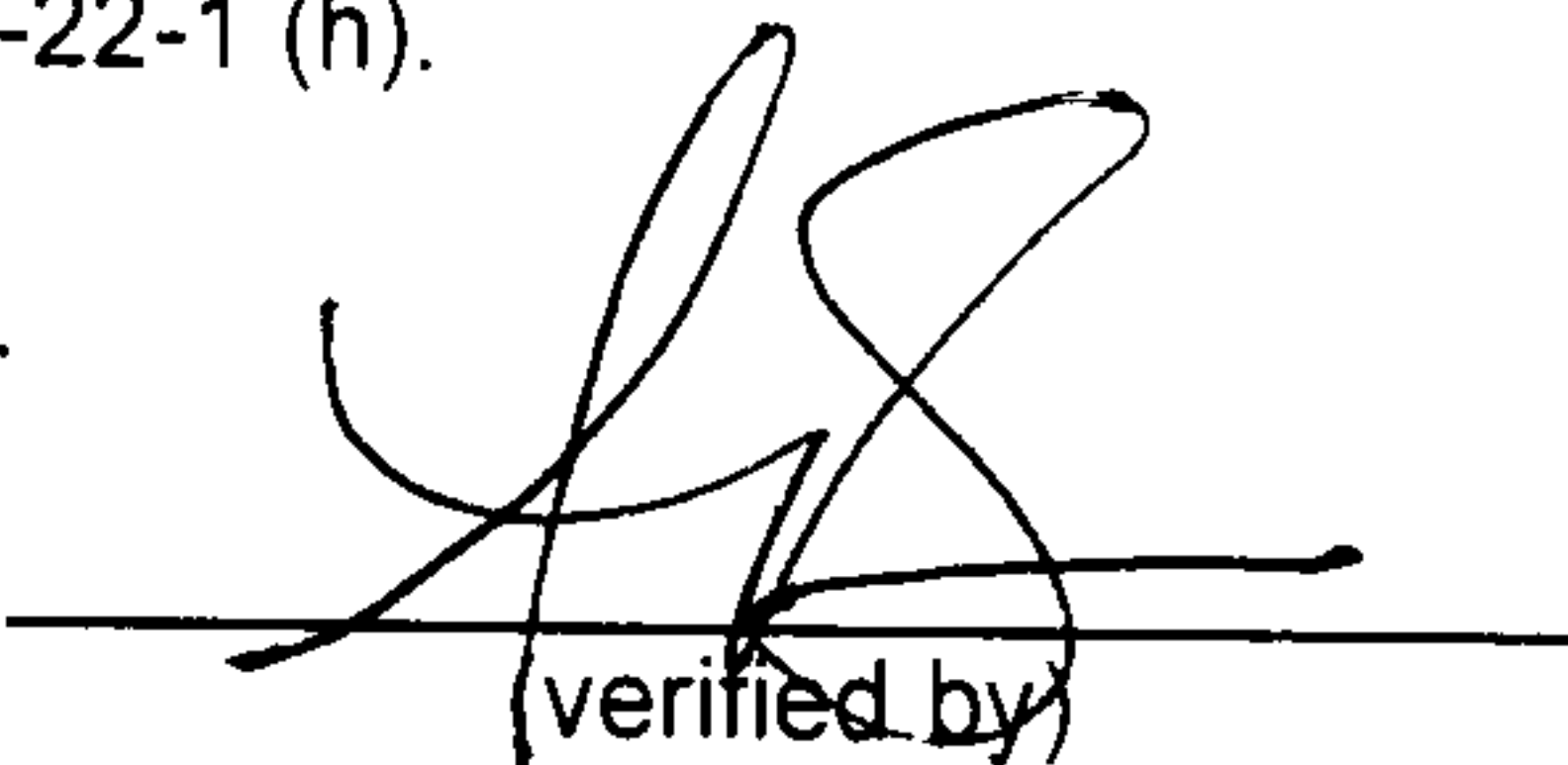
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

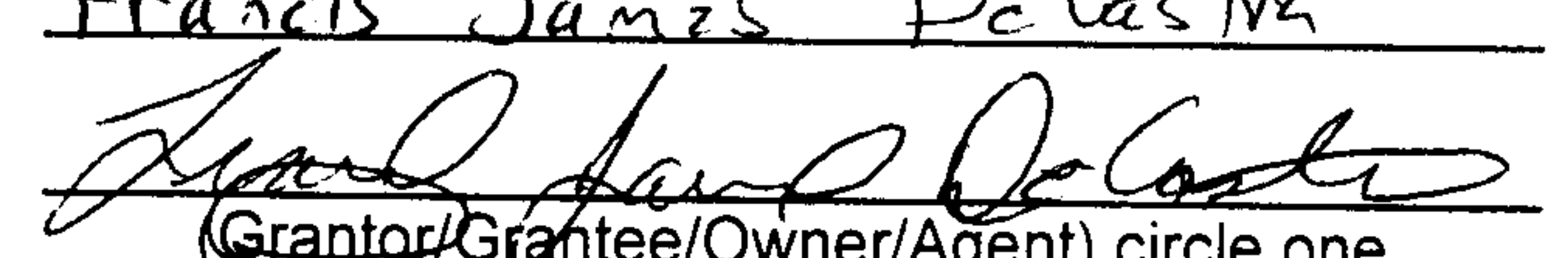
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 April 03, 2014

Unattested


(verified by)

Print Francis James DeCastra
Sign 
(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1