

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jan Martin
14 The Oaks Circle
Hoover, Alabama 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this April 29, 2015, That for and in consideration of **TWO HUNDRED TWENTY THOUSAND AND NO/100 (\$220,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **RUTH P. ELLIS, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JANICE E. MARTIN**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 14, together with an undivided 1/43rd interest in Lot 44 (Common Area), according to the Survey of The Oaks, as recorded in Map Book 10, Page 89A and 89B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 89A AND 89B.
7. Roadway easement for Common Area recorded in Real Volume 117, Page 24 in the Probate Office of Shelby County, Alabama.
8. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Real 3014, Page 744 in the Probate Office of Jefferson County, Alabama.
9. Right of way to Southern Bell Telephone Company as recorded in Real 135, Page 944 in the Probate Office of Shelby County, Alabama.
10. Easements, restrictions and reservations recorded in Deed Book 312, Page 261 in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 127, Page 140, in the Probate Office of Shelby County, Alabama.
12. Declaration of Protective Covenants, Agreements, Easements, Charges and liens for Riverchase (Residential) Misc. Book 14, Page 536; 1st Amendment to Declaration recorded in Misc. Book 17,


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Shelby Cnty Judge of Probate, AL
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Page 550; Notice of Compliance as recorded in Misc. Book 34, Page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

13. The Oaks at Riverchase Declaration of Protective Covenants, Easements, Charges, Rights and Liens as recorded in Real 122, Page 184; amended in Instrument 1996-4663, amended in Instrument 2001-49979; amended in Instrument 20021223000639550, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.
14. Consent and Subordination Agreement regarding easement as recorded in Real 148, Page 39, in the Probate Office of Shelby County, Alabama.

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, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 29, 2015.

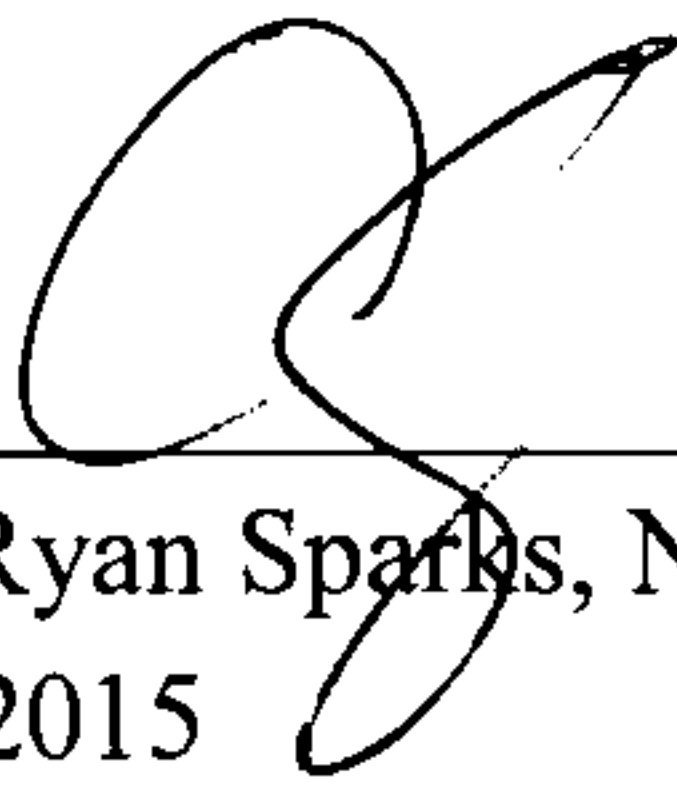
GRANTOR:


Ruth P. Ellis

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Ruth P. Ellis, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Ruth P. Ellis executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 29, 2015.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name Ruth P. Ellis
Mailing Address _____
14 The Oaks Circle
Hoover, Alabama 35244

Grantee's Name Janice E. Martin
Mailing Address _____
14 The Oaks Circle
Hoover, Alabama 35244

Property Address 14 The Oaks Circle
Hoover, Alabama 35244

Date of Sale 04/29/15
Total Purchase Price \$ 220,000.00
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

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 4/29/15

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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