

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of Ninety Three Thousand Five Hundred and No/100ths Dollars (\$93,500.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LARRY J. LOYACANO AND PATRICIA O. LOYACANO, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **MARIE W. FORBUS** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Alabaster, Shelby County, Alabama, to-wit:

Lot 3, according to the Map of Fernwood, 1st Sector, as recorded in Map Book 5, page 58, in the Probate Office of Shelby County, Alabama, situated in the NE ¼ of SE ¼ of Seciton 34, Township 20 South, Range 3 West, Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2015 and all subsequent years and the following:

1. **Building Setback line of 35 feet reserved from Navajo Trail, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Deed Book 264, page 508, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 5, page 58, in the Probate Office of Shelby County, Alabama.**
4. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, page 37, and Deed Book 178, page 280, in Probate Office.**
5. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 48, page 461, in Probate Office.**

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it

is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 19th day of June, 2015.

WITNESS

Larry J. Loyacano {L.S.}
Larry J. Loyacano

WITNESS

Patricia O. Loyacano {L.S.}
Patricia O. Loyacano

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Larry J. Loyacano and Patricia O. Loyacano**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of June, 2015.

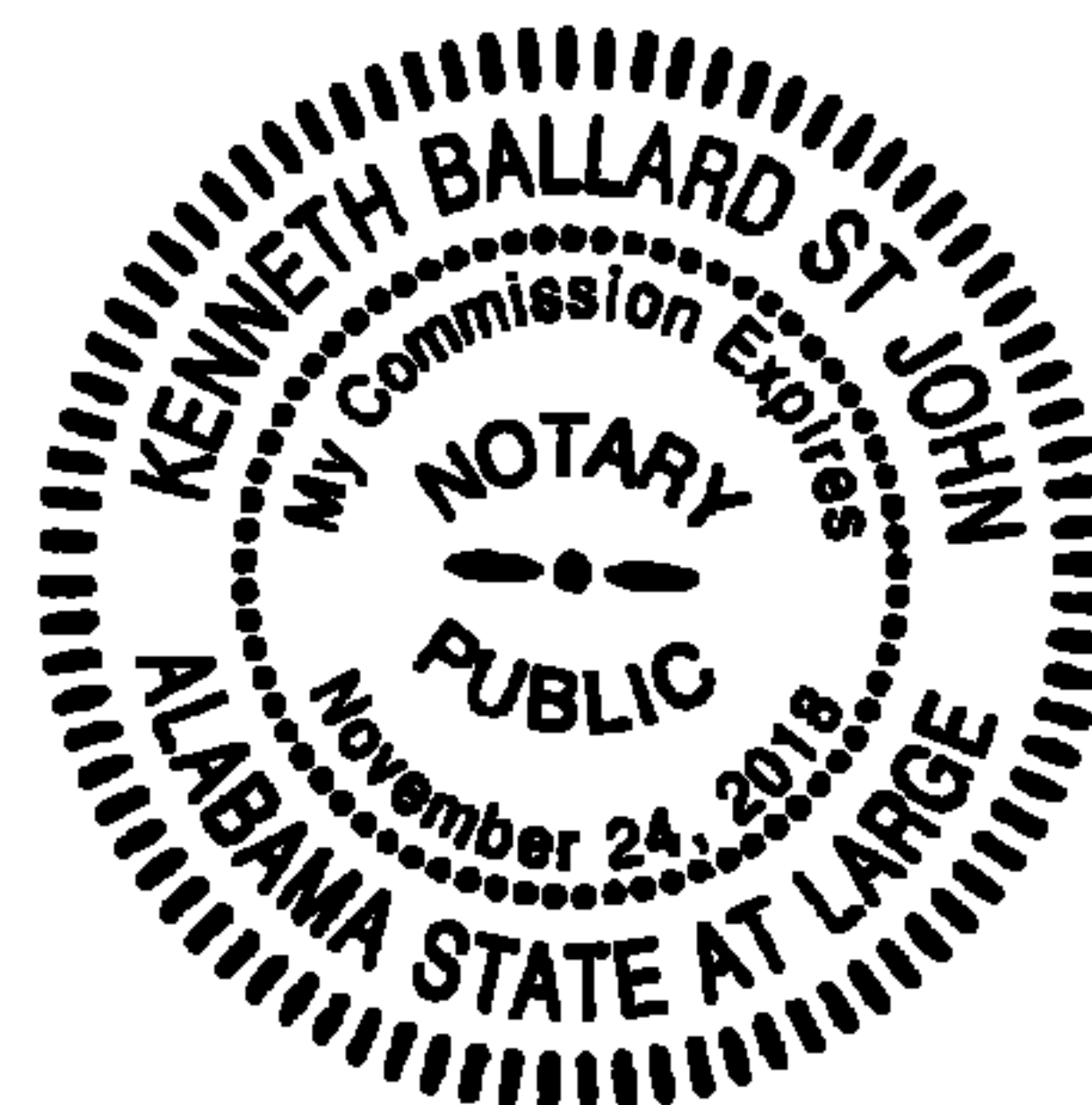
Kenneth Ballard St John
Notary Public
My commission expires 11/24/2018

GRANTEE'S MAILING ADDRESS:

542 Navajo Trail
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-06-4698



Real Estate Sales Validation Form

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

Grantor's Name Larry J. Loyacano and Patricia O. Loyacano
 Mailing Address 1020 English Oak Dr.
Defuna
Al. 35070

Grantee's Name Marie W. Forbus
 Mailing Address 542 Navajo Trail
 Alabaster, AL 35007

Property Address 542 Navajo Trail
 Alabaster, AL 35007

Date of Sale 6/19/15
 Total Purchase Price \$93,500.00
 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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ XXX 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 6/19/15

Print: Larry J. Loyacano

Unattested

Signature

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/06/2015 02:19:38 PM
 \$113.50 CHERRY
 20150706000226640

James W. Fuhrmeister