

20150717000243400
07/17/2015 08:28:41 AM
DEEDS 1/3

This instrument prepared by:
Patrick Cockrell, Esq. / R. Timothy Estes, Esq.
Entries Director, VLC / Estes Title & Closings, LLC
2188 Parkway Lake Drive
Hoover, AL 35244

Send Tx Notice To:
Chris E. Homer
575 Sheffield Way
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Five Hundred Sixty-One Thousand and No/100 Dollars
(\$ 561,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the
receipt whereof is hereby acknowledged, I,

Philip A. Celestini and Beth H. Celestini, Husband and Wife

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto
Chris E. Homer and Kimberly Homer

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

(\$ 325,000.00) of the consideration was paid from a mortgage loan.
The purchase of the herein described real property is being financed in whole or in part by the proceeds of
a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, it's successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway
appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, it's
successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I
will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, it's
successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 9 day of
March, 2015.

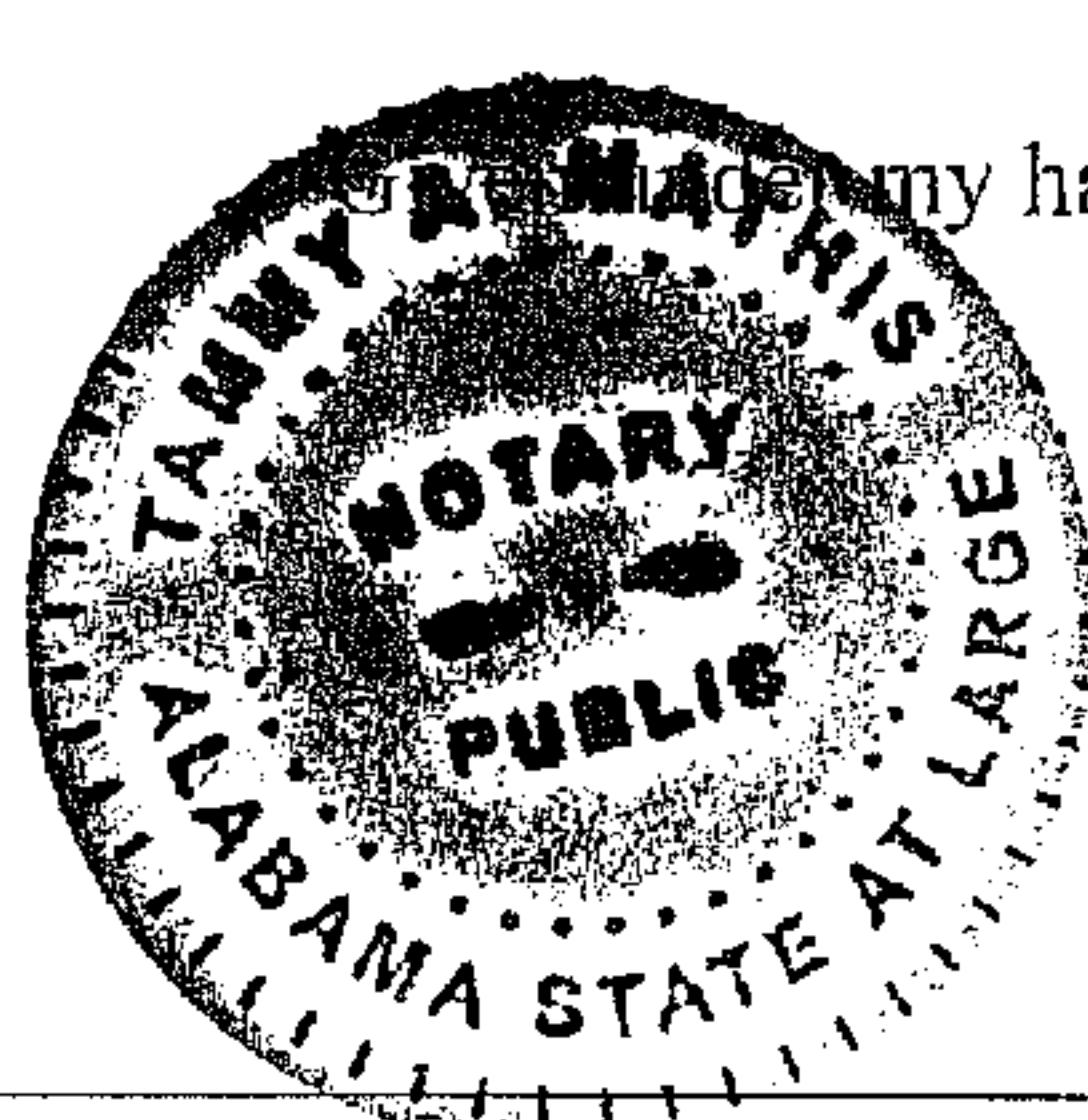

Philip A. Celestini

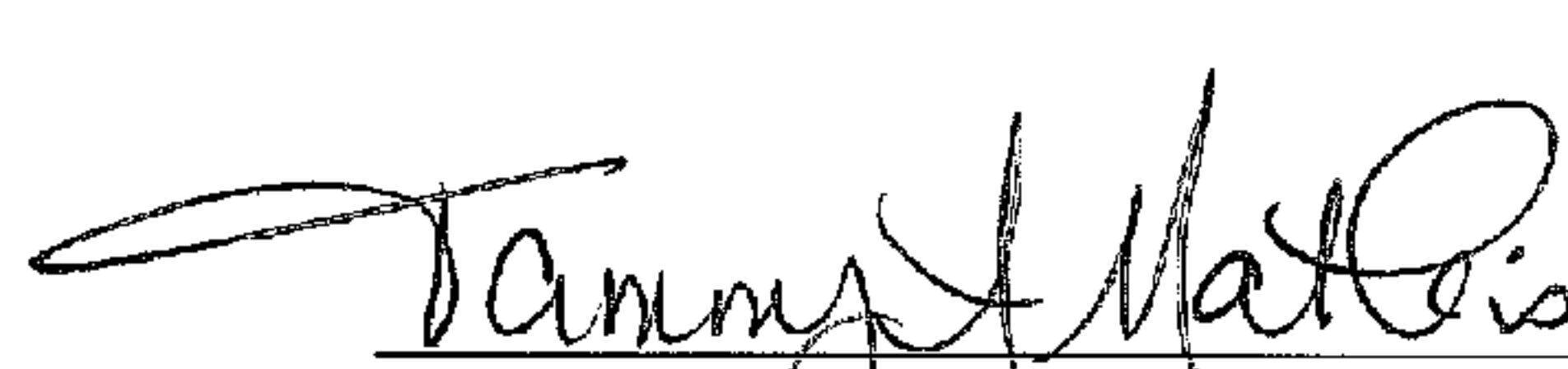

Beth H. Celestini

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip A. Celestini
and Beth H. Celestini, 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.




Taney J. Morris
Notary Public
My Commission Expires 9/5/2017

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Philip A. Celestini and Beth H. Celestini	Grantee's Name	Chris E. Horner and Kimberly Horner
Mailing Address	575 Sheffield Way Birmingham, AL 35242	Mailing Address	7278 Cahaba Valley Road, 602A Birmingham, AL 35242
Property Address	575 Sheffield Way Birmingham, AL 35242	Date of Sale	May 28, 2015
		Total Purchase Price	\$561,000.00
		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 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 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 May 28, 2015

Print

B. Timothy Gates

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT A

LOT 22-95, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 22ND SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGES 94 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND FURTHER AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 22ND SECTOR, PHASE II, RECORDED AS INSTRUMENT #20060605000263660 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. {WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2015 08:28:41 AM
\$256.00 CHERRY
20150717000243400

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".

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