


**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:**

Ebony N. O'Brien  
2093 Eagle Ridge Drive  
Birmingham, Alabama 35242-5442

**WARRANTY DEED**

  
20150911000317570 1/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/11/2015 09:22:38 AM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this September 10, 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 **AMY ILLESCAS (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS AMY L. BENTLEY) and EDGAR ILLESCAS, wife and husband**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor do hereby give, grant, bargain, sell and convey unto the GRANTEE, **EBONY N. O'BRIEN**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 48, according to the Survey of Townes @ Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 30, Page 133 A and B.
7. Variance of set-back Line as recorded in Instrument #20041028000596300.
8. Right of Way to Alabama Power Company as recorded in Real 220, Pages 521 and 532 and in Real 207, Page 380.
9. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under subject property as recorded in Deed Book 327, Page 553.
10. Declaration of Protective Covenants as recorded in Book 30, Page 133 A & B, Instrument #2003-6571, Instrument #2003-66365, and in Instrument #2003-33578, in Instrument 20030530000335780, re-recorded in Instrument #2003100200066365, amended in Instrument #
11. Agreement concerning electric service as recorded in Book 306, Page 119.
12. Restrictive Agreement as recorded in Instrument #2000-16172.

Shelby County, AL 09/11/2015  
State of Alabama  
Deed Tax: \$11.00


13. Non-Beneficial Terms and Conditions contained in the Grading Easement as recorded in Instrument #2001-16285.
14. Restrictive Covenants and grant of land easement to Alabama Power Company as recorded in Instrument #2004-60548.
15. Article of Incorporation of The Townes at Brook Highland Association, Inc., as recorded in Instrument #20030530000335790.


**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.

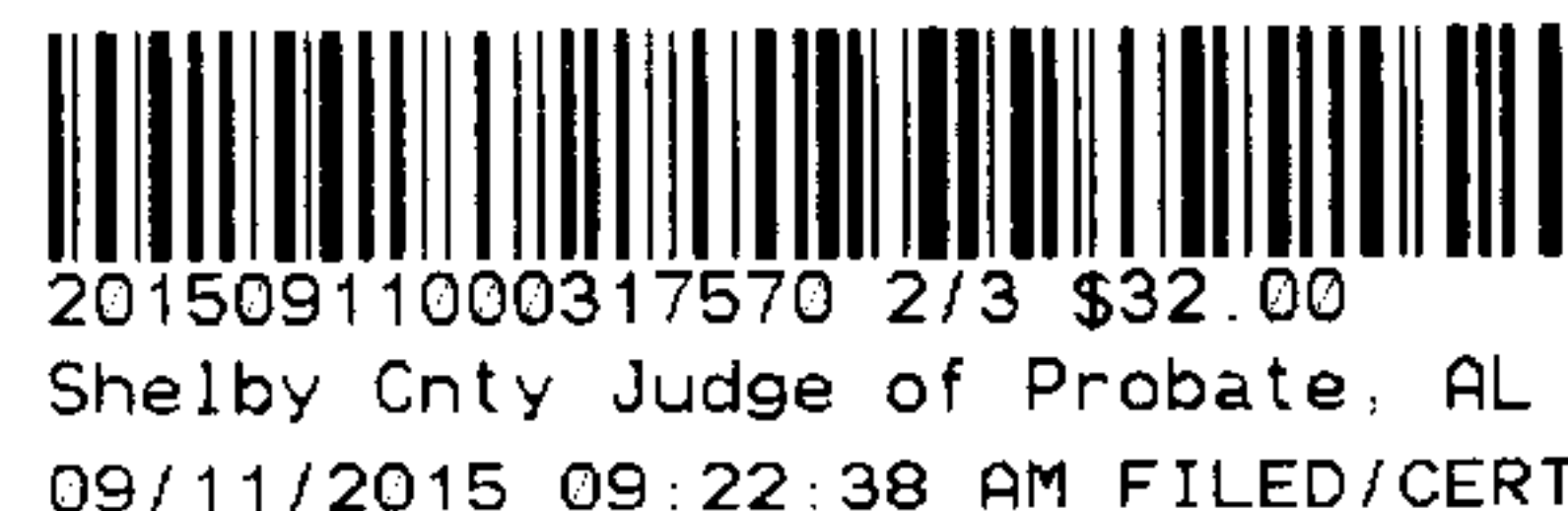
**AND SAID GRANTORS**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, 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 September 10, 2015.

**GRANTOR:**

  
\_\_\_\_\_  
Amy Illescas (who is one and the same person formerly known as Amy L. Bentley)

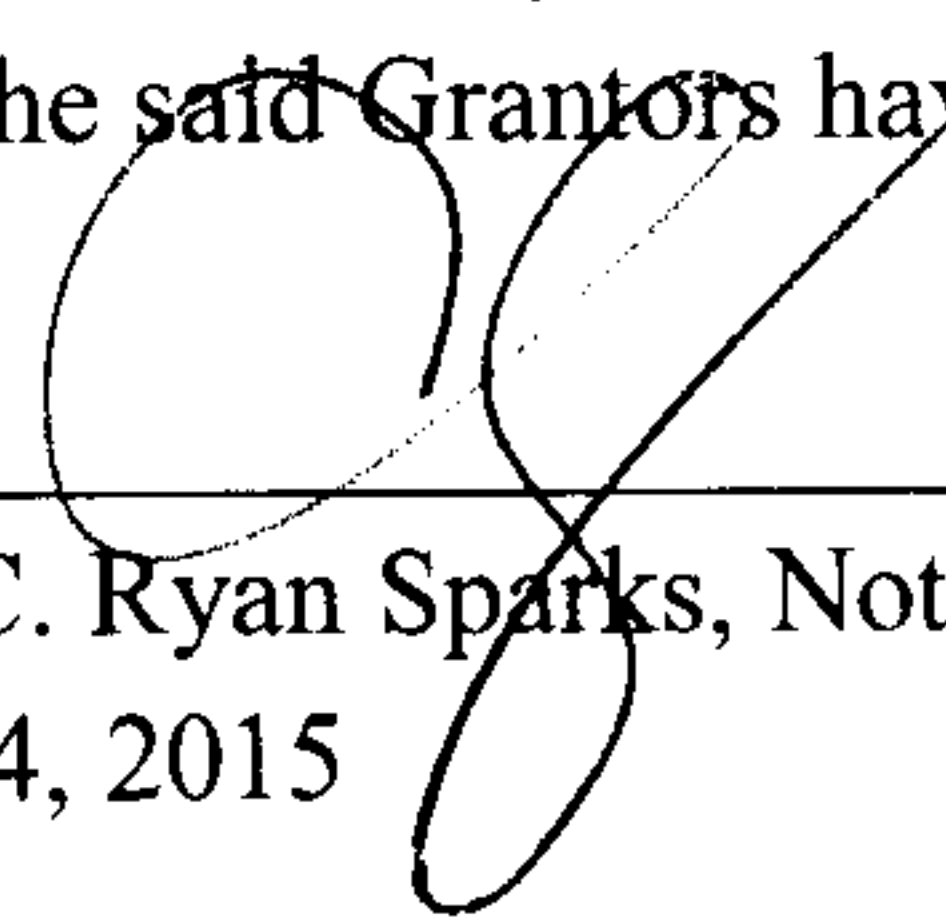
  
\_\_\_\_\_  
Edgar Illescas



**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Amy Illescas (who is one and the same person formerly known as Amy L. Bentley) and Edgar Illescas, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Amy Illescas (who is one and the same person formerly known as Amy L. Bentley) and Edgar Illescas each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set Grantors' hands and seals on this day of September 10, 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 Gail B. Christopher  
Mailing Address \_\_\_\_\_  
114 Brynhurst Drive  
Chelsea, Alabama 35043

Grantee's Name Amy Illescas  
Mailing Address \_\_\_\_\_  
Edga Illescas  
2908 N. Woodridge Road  
Mountain Brook, AL 35223


Property Address 114 Brynhurst Drive  
Chelsea, Alabama 35043  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 9/10/15  
Total Purchase Price \$ 175,000.00  
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

  
20150911000317570 3/3 \$32.00  
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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 \_\_\_\_\_

Print C. Ryan Sparks

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1