


This Instrument was Prepared by:

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

Send Tax Notice To: Scott Montoya
1035 6th Court SW
Alabaster, AL 35007

WARRANTY DEED


20151203000413290 1/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/03/2015 02:11:17 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Nineteen Thousand Four Hundred Dollars and No Cents (\$119,400.00)**, 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, **Dion S. Baccus and spouse, Uma M. Borate, whose mailing address is 2408 Scepter Lane, Hoover, AL 35226** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scott Montoya, whose mailing address is 1035 6th Court SW, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1035 6th Court SW, Alabaster, AL 35007**; to wit;

LOT 9, BLOCK 2, ACCORDING TO THE SURVEY OF 1ST ADDITION TO FALL ACRES SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$83,580.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

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

Subject to:

All taxes for the year 2016 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 4, Page 77.

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 .

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 230, Page 892 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as recorded in Book 171, Page 36; Book 207, Page 842 and Book 238, Page 84.

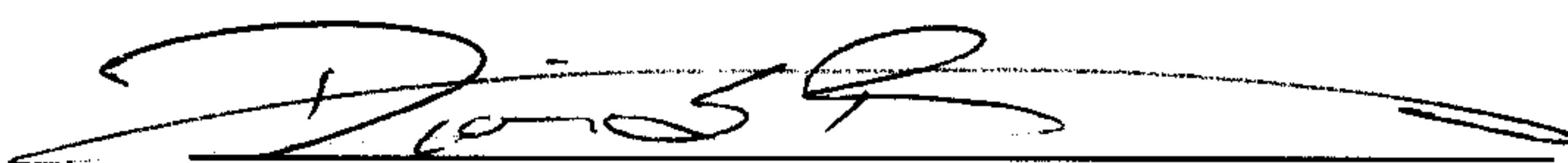
Right of Way to Southern Natural Gas as recorded in Book 90, Page 448.


Sanitary Sewer Easement as recorded in Book 299, Page 517.

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 30th day of November, 2015.


Dion S. Baccus


Uma M. Borate

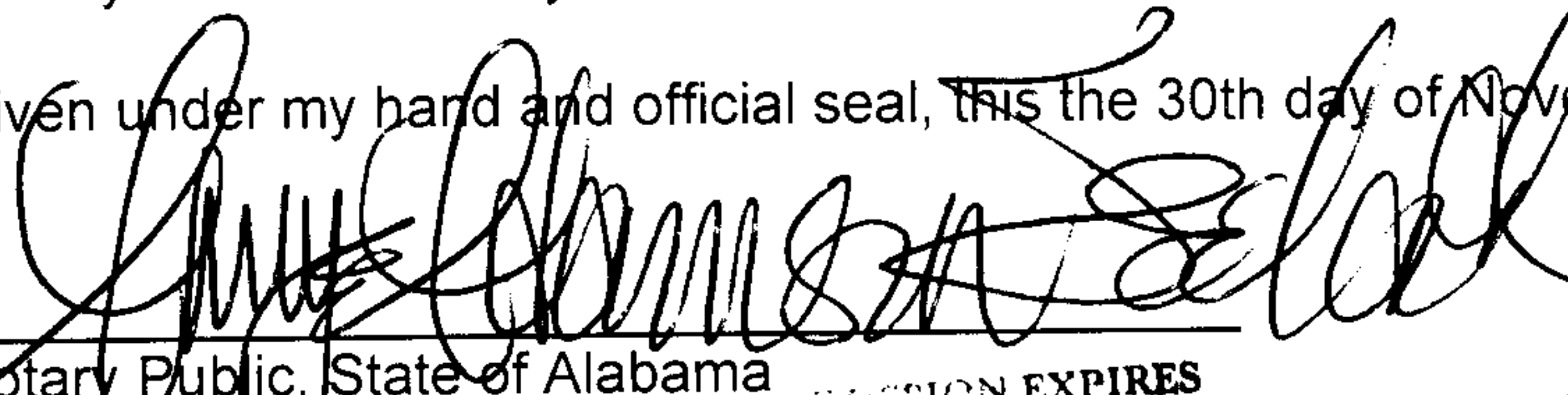
State of Alabama

} General Acknowledgment

Jefferson County

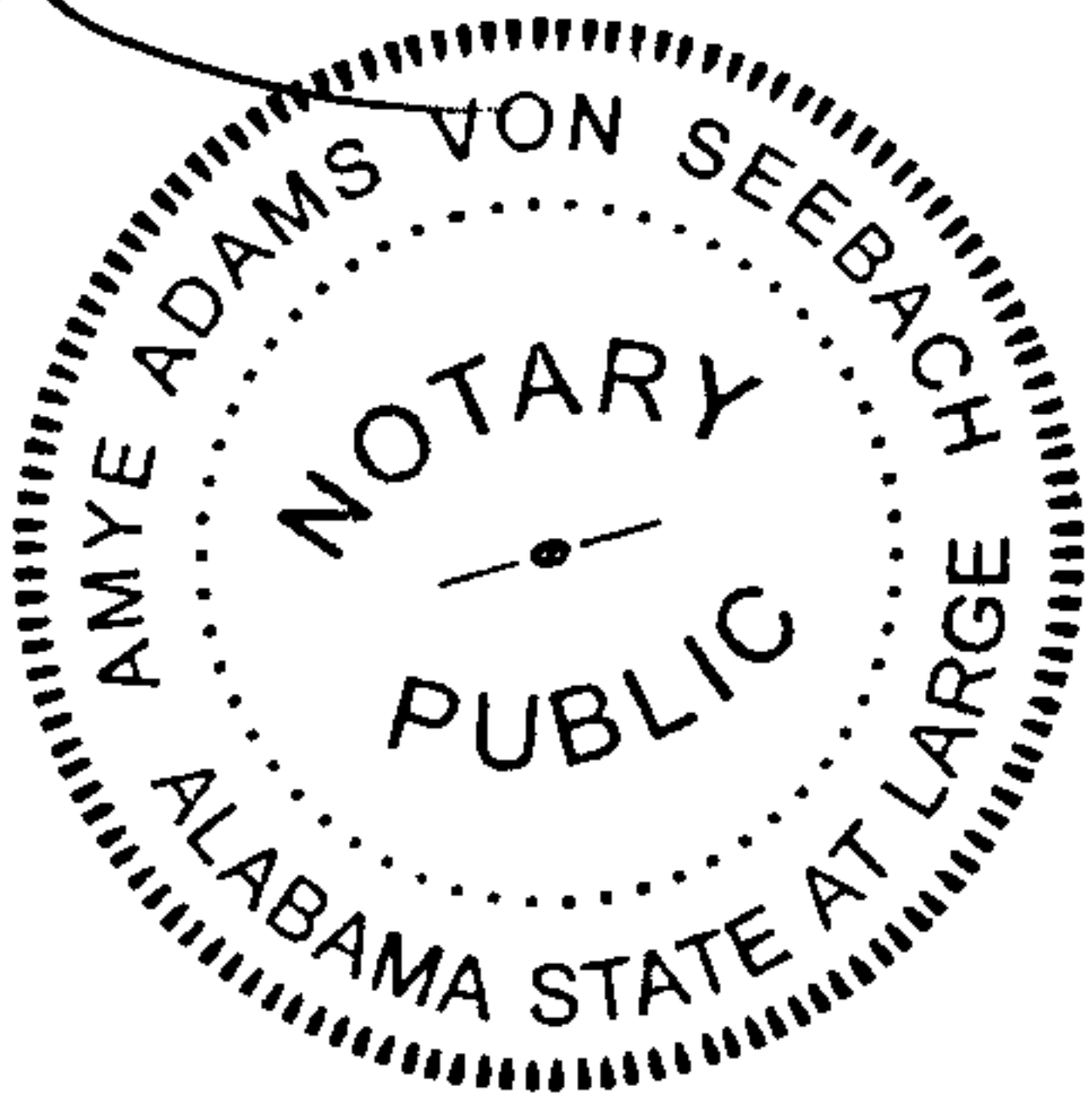
I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Dion S. Baccus and spouse, Uma M. Borate, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents 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 30th day of November, 2015.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: _____

MY COMMISSION EXPIRES
JUNE 17, 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 Dion S. Baccus
Uma M. Borate
Mailing Address 2408 Scepter Lane
Hoover, AL 35226
Property Address 1035 6th Court SW
Alabaster, AL 35007

Grantee's Name Scott Montoya
Mailing Address 1035 6th Court SW
Alabaster, AL 35007
Date of Sale November 30, 2015
Total Purchase Price \$119,400.00
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 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 November 25, 2015

Print Dion S. Baccus

Unattested

Sign Dion S. Baccus

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1