

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Christian C. Holler
100 Little John Circle
Calera, Alabama 35040

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Seven Thousand and no/100's Dollars (\$97,000.00)** and other good and valuable consideration to the undersigned,

Jacquelynn L. Roquet Mory, a married woman fka Jacquelynn L. Roquest

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Christian C. Holler

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

Lot 1, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. 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.**
- 5. Reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 33, Page 111.**
- 7. 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.**
- 8. Any representation as to the present ownership of any such mineral interests, such as leases, grants, exceptions or reservations of interests.**
- 9. Subject to Covenants, conditions and restrictions (deleting there from, 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**



20151229000441160 1/3 \$21.00
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Instrument 2002-11100 and amended in Instrument 20030605000348820 and amended in Instrument 20040719000399940 in the Probate Office of Shelby County, Alabama.

10. Articles of Incorporation as recorded in Instrument 2002-11101.

11. Easement to Southern Natural Gas as recorded in Deed 90, page 241.

12. Easement to Alabama Power Company as recorded in Instrument 20030303000126280 and Instrument 20030303000126270.

13. Transmission Line Permit to Alabama Power Company as recorded in Deed 103, Page 170; Deed 205, Page 674; Deed 198, Page 478 and Deed 177, Page 493.

14. Affidavit for modified front set back line as recorded in Instrument 20050316000118820.

15. Variance of set back line as recorded in Instrument 20050316000118820.

All of the above consideration is paid by Purchase Money Mortgages filed simultaneously herewith.

The above described property is not the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD, unto the said grantee, his heirs and assigns, forever.


And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set her signature and seal this the 23rd day of December, 2015.

WITNESS:

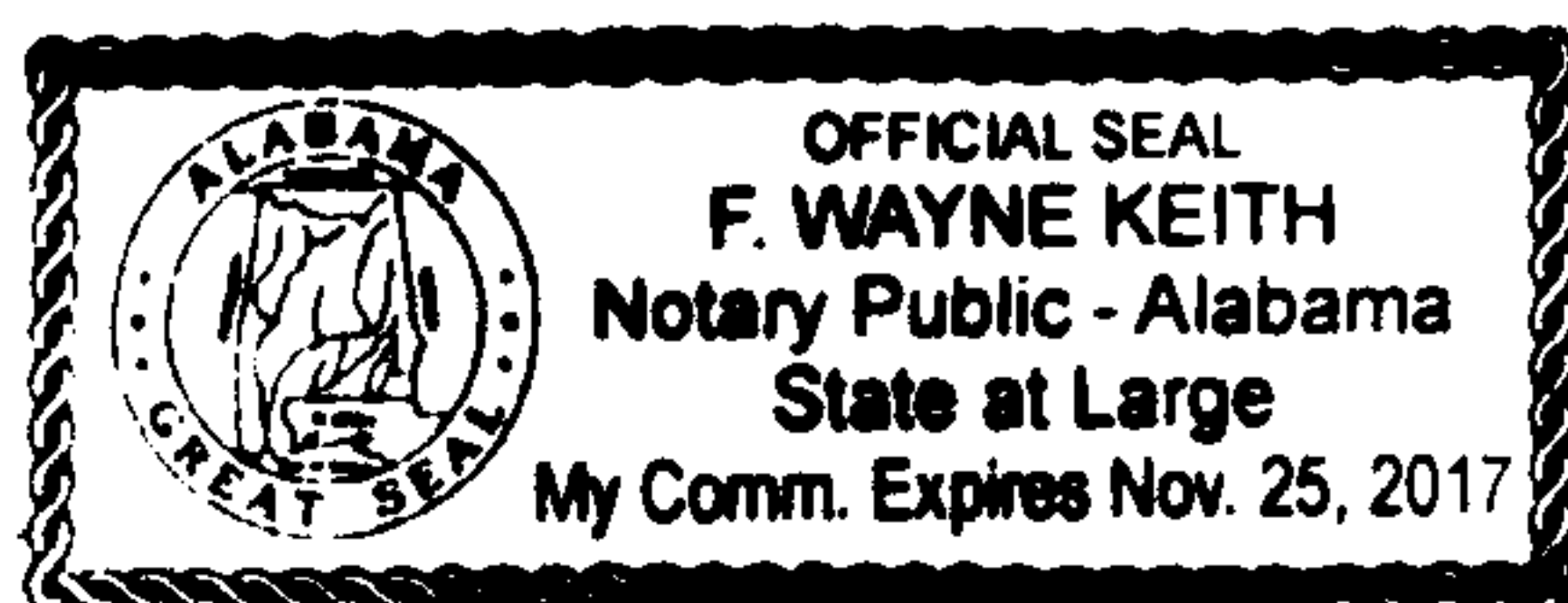

Jacquelyn L. Rocquet


STATE OF ALABAMA
SHELBY COUNTY


20151229000441160 2/3 \$21.00
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jacquelyn L. Rocquet, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and seal this the 23rd day of December, 2015.





Notary Public

Real Estate Sales Validation Form

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

Grantors' Name: Jacquelynn L Roquet Mory

Mailing Address : 924 Shades Glenn Drive
Birmingham, AL 35226

Grantee's Name: Christian C Holler

Mailing Address: 100 Little John Circle
Calera, AL 35040

Property Address: 100 Little John Circle
Calera, AL 35040

Date of Transfer: December 23, 2015

Total Purchase Price \$97,000.00

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.

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: December 23, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1


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