

This Instrument was Prepared by:

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


Send Tax Notice To: Colby Jackson Strilaeff
9109 Polaris Lakes Drive
Columbus, OH 43240

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County


20160115000016300 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
01/15/2016 12:58:40 PM FILED/CERT

That in consideration of the sum of **One Hundred Eighty Four Thousand Dollars and No Cents (\$184,000.00)**, 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, **Alfred V. Aranas and Christine Beleganio Aranas, husband and wife, whose mailing address is 1024 Longo Street, Waveland, MS 39576** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Colby Jackson Strilaeff, whose mailing address is 9109 Polaris Lakes Drive, Columbus, OH 43240** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 203 Creekside Court, Pelham, AL 35124**; to wit;

LOT 222, ACCORDING TO THE FINAL SUBDIVISION PLAT OF HOLLAND LAKES, SECTOR 3, AS RECORDED IN MAP BOOK 37 PAGE 85 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "PROPERTY").

\$174,800.00 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 37, Page 85.

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.

The policy to be issued contains an arbitration clause. All arbitral matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

Right of Way to Southern Natural Gas as recorded in Book 90, Page 281 and 461.

Easement to Postal Telegraph Cable Company as recorded in Book 90, Page 36 and 40.

Easement to A T & T as recorded in Book 168, Page 476.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 303, Page 226.

Agreement for water line easement as recorded in Instrument 1993-22320.

Transmission line permits to Alabama Power Company as recorded in Book 113, Page 52; Book 113, Page 95; Book 107, Page 533; Book 102, Page 205; Book 141, Page 506; Book 170, Page 262; Book 55, Page 454 and Book 92, Page 437.

Right of Way to Shelby County as recorded in Book 167, Page 462, 465 and 467; Book 169, Page 59; Book 271, Page 748; Book 256, Page 868 and Book 102, Page 437.

Right of Way to Colonial Pipeline as recorded in Book 269, Page 203.

Easement to City of Pelham as recorded in Book 337, Page 525.

AVA + CA

Easement to City of Pelham for sewer as recorded in Instrument 1999-18787.

Easement to South Central Bell Telephone Company as recorded in Book 20, Page 150.


Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument 20061212000601480.

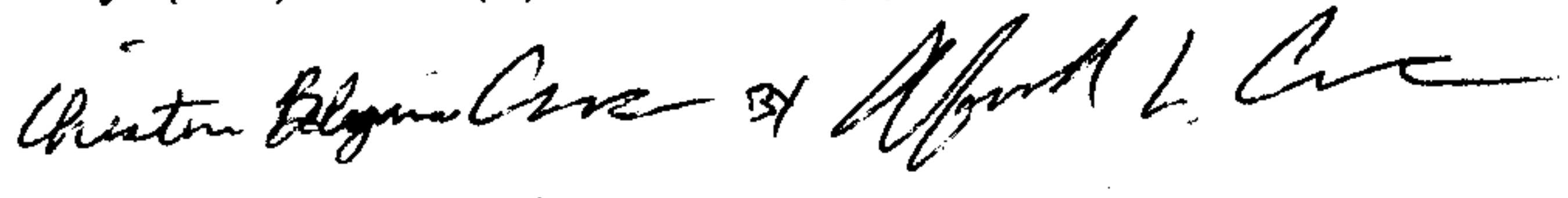
Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2005045000196100; 1st amendment recorded in Instrument 2005060200067270; 2nd amendment recorded in Instrument 20070312000109050 and 3rd amendment recorded in Instrument 20110401000101990 in the Probate Office of Shelby County, Alabama.

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 8th day of January, 2016.


Alfred V. Aranas


ATORNEY IN FACT
Christine Beleganio Aranas, By: Alfred Aranas,
Attorney in Fact

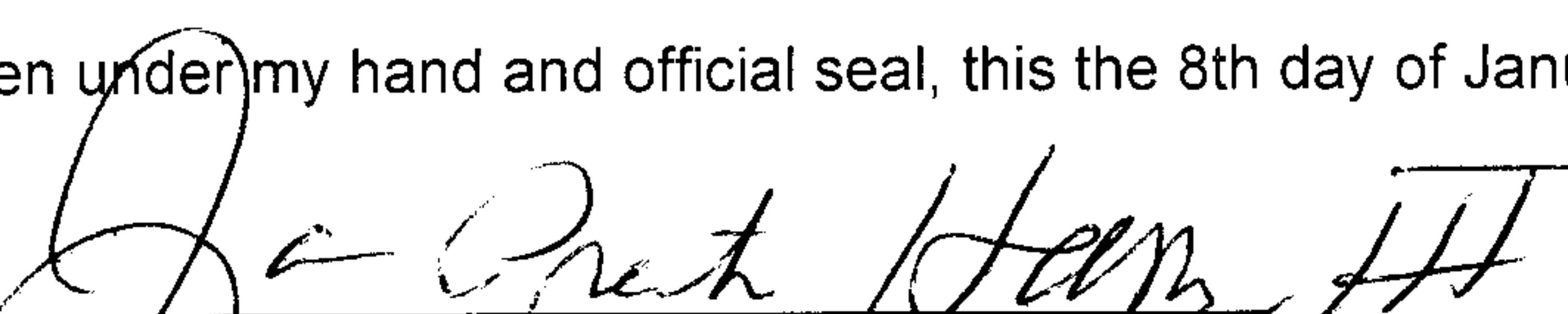
State of Alabama

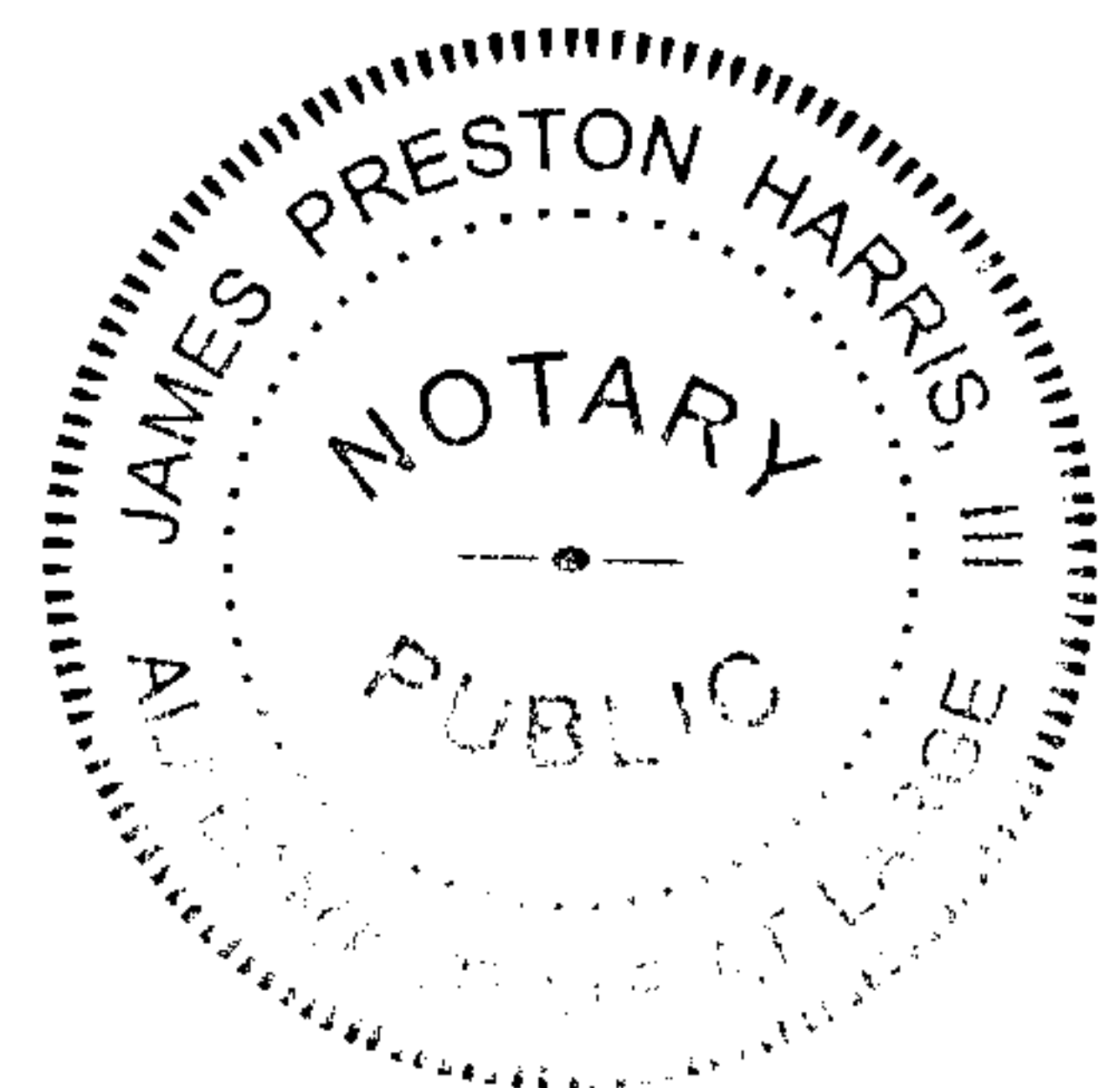
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Alfred V. Aranas, 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 8th day of January, 2016.

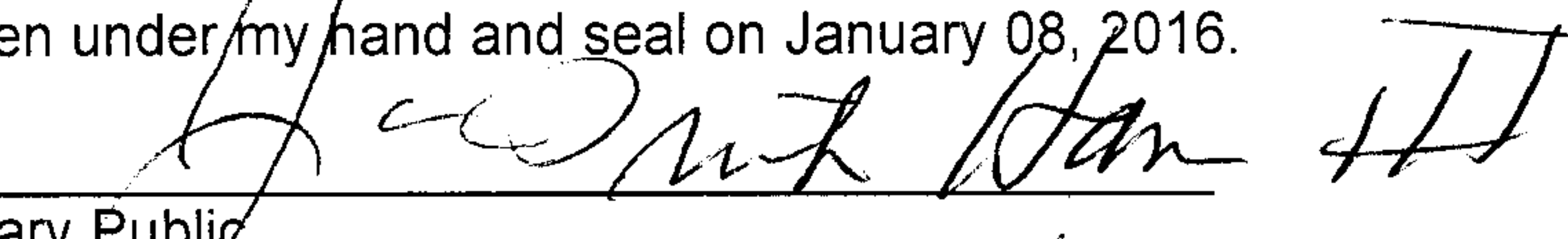

Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3/21/2018

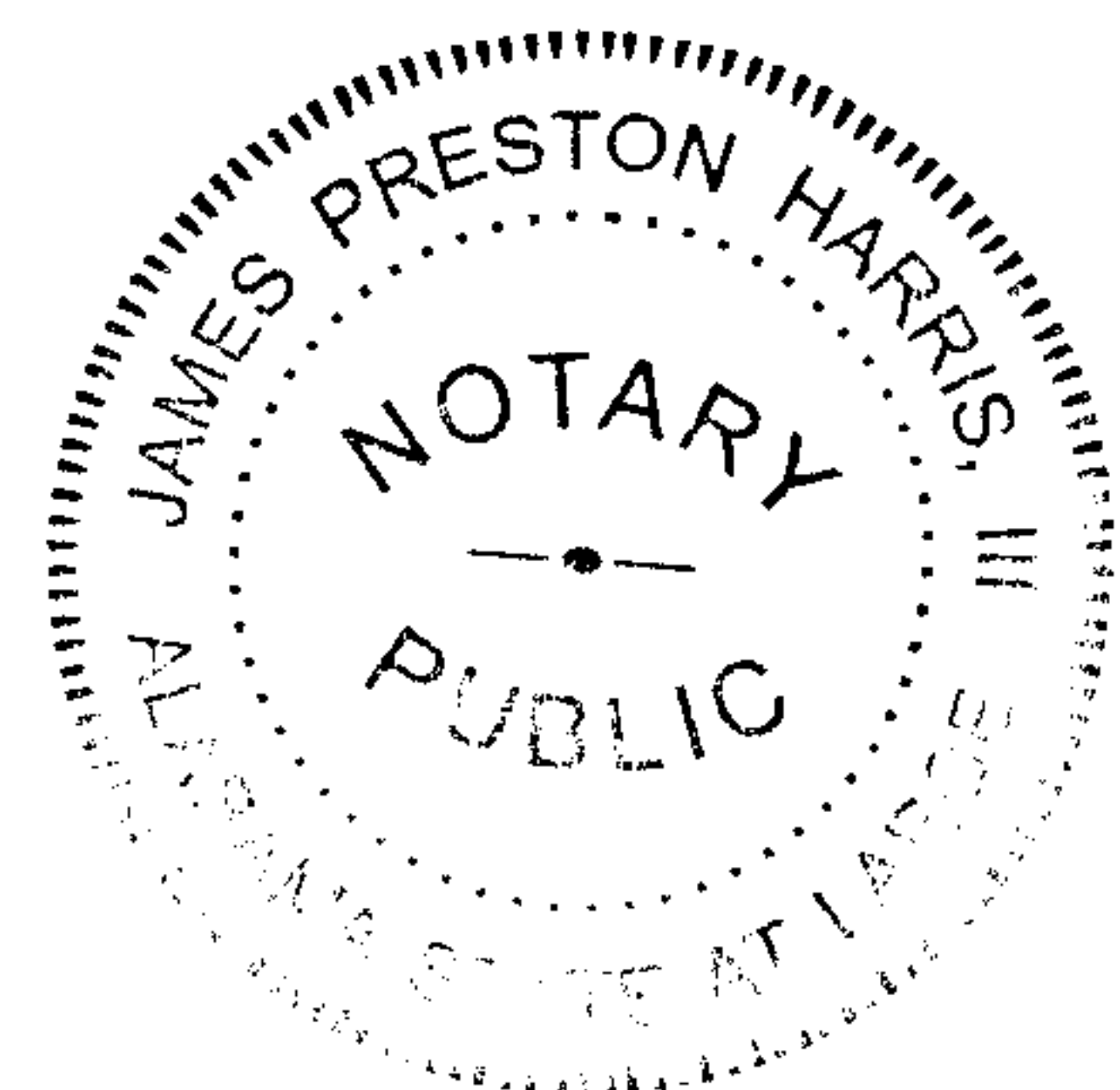


State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Alfred Aranas whose name as Attorney in Fact for Christine Beleganio Aranas, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on January 08, 2016.


Notary Public
My commission expires: 3/21/2018



Real Estate Sales Validation Form

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

Grantor's Name Alfred V. Aranas
Christine Beleganio Aranas
Mailing Address 1024 Longo Street
Waveland, MS 39576
Property Address 203 Creekside Court
Pelham, AL 35124

Grantee's Name Colby Jackson Strilaeff
Mailing Address 9109 Polaris Lakes Drive
Columbus, OH 43240
Date of Sale January 08, 2016
Total Purchase Price \$184,000.00
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

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 January 08, 2016

Print Alfred V. Aranas

Unattested

JP
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1