

Send tax notice to:  
Aurea E. Vazquez-Lozada  
214 Creekside Court  
Pelham, AL 35124

**20160325000097450**  
**03/25/2016 02:19:50 PM**  
**DEEDS 1/3**

This instrument prepared by:  
Stewart & Associates, P.C. / S. Kent Stewart  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

PEL1600039

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy One Thousand Five Hundred and 00/100 Dollars (\$171,500.00) in hand paid to the undersigned **John Dale Parker, an unmarried man** (hereinafter referred to as "Grantor"), by **Aurea E. Vazquez-Lozada and Scott A. Morton** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 228, 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.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Lakes Declaration of Covenants, Conditions and Restrictions, a Residential Subdivision, filed for record as Instrument No. 20050425000196100, in the Probate Office of Shelby County, Alabama (the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

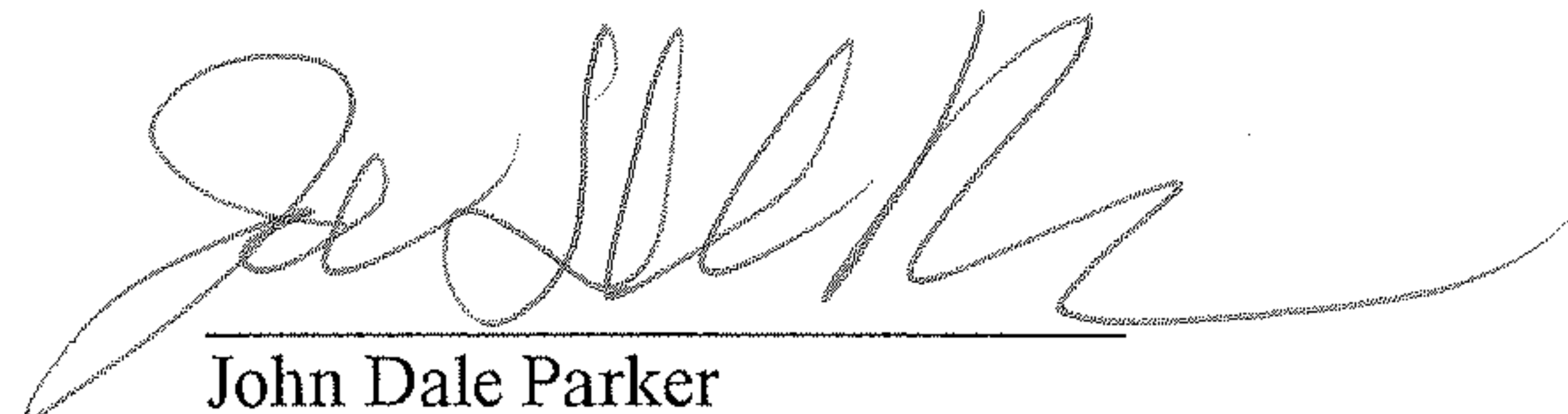
\$162,286.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

20160325000097450 03/25/2016 02:19:50 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor John Dale Parker has hereunto set his signature and seal on March 21, 2016.

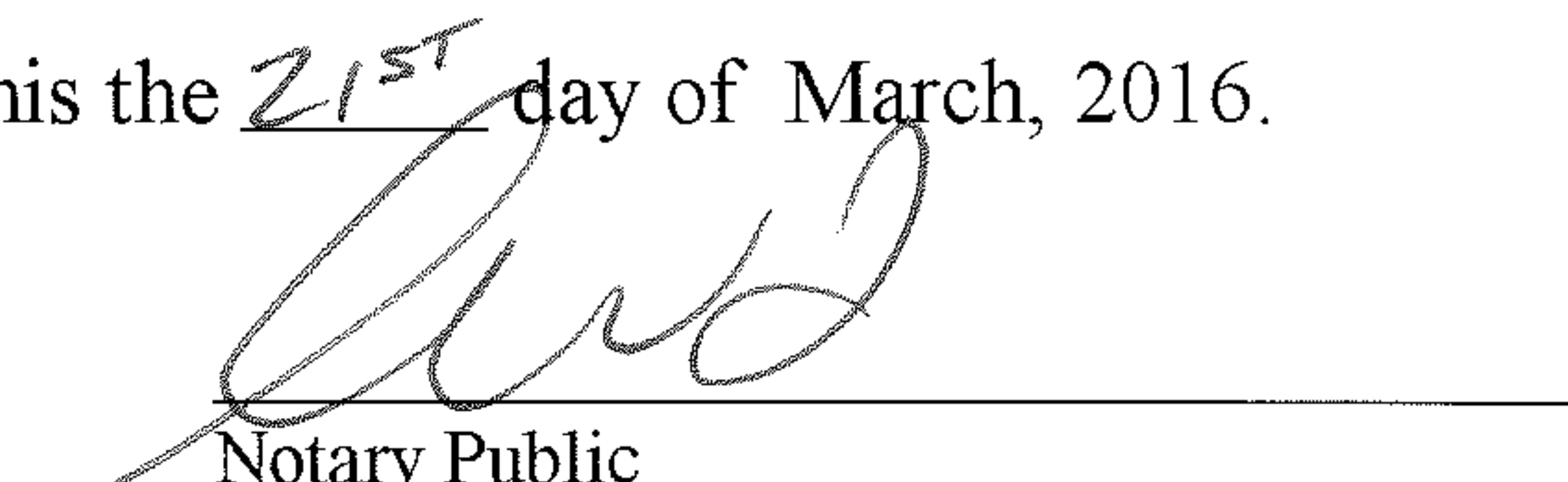
  
John Dale Parker

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Dale Parker, an unmarried man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>ST</sup> day of March, 2016.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires:

3/25/17



## Real Estate Sales Validation Form

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

Grantor's Name John Dale Parker  
 Mailing Address 404 Chadwick Circle  
Helena AL 35080

Grantee's Name Aurea E. Vazquez-Lozada  
 Mailing Address Scott A. Morton  
214 Creekside Court  
Pelham AL 35124

Property Address 214 Creekside Ct  
Pelham AL 35124

Date of Sale 3-21-16

Total Purchase Price \$

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 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 3-21-16

Print David W. Lewis

Unattested

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



Filed and Recorded (verified by)  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/25/2016 02:19:50 PM  
 \$29.50 DEBBIE  
 20160325000097450

Form RT-1

[Signature]