

This Instrument was Prepared by:

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

Send Tax Notice To: Derrick Walker Seales
105 Sunflower Place
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Twenty Five Thousand Nine Hundred Seventy Dollars and No Cents (\$125,970.00)**, 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, **William Dean Marvin, Leesah E. Marvin, husband and wife, Gregory Shears, and Donna Shears, husband and wife**, whose mailing address is **139 South 20th Street, San Jose, CA 95116** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Derrick Walker Seales, an unmarried man**, whose mailing address is **105 Sunflower Place, 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 **105 Sunflower Place, Alabaster, AL 35007**; to wit;

LOT 125, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION AS RECORDED IN MAP BOOK 26, PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$122,190.00 of the purchase price is being paid by a mortgage being simultaneously recorded 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.

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 26, Page 16.

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.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 26, Page 16.

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 Instrument #20050624000314690.

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 Instrument No. 1995-5892, First Amendment recorded in Instrument #1995-28543, Supplementary Declaration of Protective Covenants recorded in Instrument #1995-28544, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-0339, Supplementary Declaration of Protective Covenants recorded in Instrument #1996-26258, Supplementary Declaration of Protective Covenants recorded in Inst # 1996-29192, amended by Instrument #1996-37928 and Supplementary Declaration of Protective Covenants recorded in Inst # 1996-37929, Supplementary Declaration of Protective Covenants recorded in Inst # 1999-38603, Supplementary Declaration of Protective Covenants recorded in Inst # 2000-4501, Supplementary Declaration of Protective Covenants recorded in Inst # 2000-1048, Supplementary Declaration of Protective Covenants recorded in Inst # 20031029000722160, Supplementary Declaration of Protective Covenants recorded in Inst # 20040223000092860 in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Grande View Homeowners Association, recorded in Instrument 1995-5890 and By-Laws recorded in Instrument 1995-5891, in the Probate Office of Shelby

County, Alabama.

Mineral and mining rights and rights incident thereto., Release of Damages, recorded in Instrument 1999/45091, in the Probate Office of Shelby County, Alabama.

Rights, easements, restrictions or covenants granted to Alabama Power Company, City of Alabaster and Francis M. Randall and Harriet Randall as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company recorded in Deed Volume 138, page 170, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 5, page 355; Deed Book 4, page 442 and Deed Book 48, page 427, 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 23rd day of August, 2016.

William Dean Marvin
William Dean Marvin

Leesah E. Marvin
Leesah E. Marvin

Gregory Shears
Gregory Shears

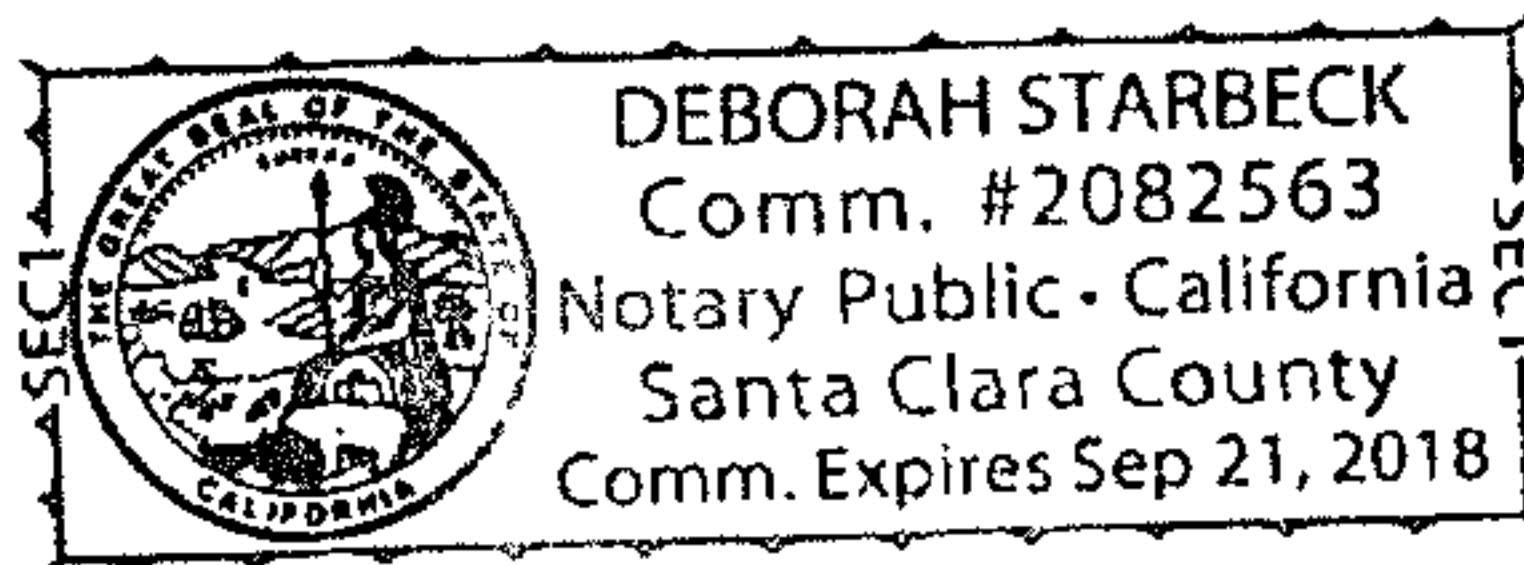
Donna Shears
Donna Shears

State of CALIFORNIA
Santa Clara County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that William Dean Marvin, 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 22nd day of August, 2016.

Deborah Starbeck
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 9/21/18

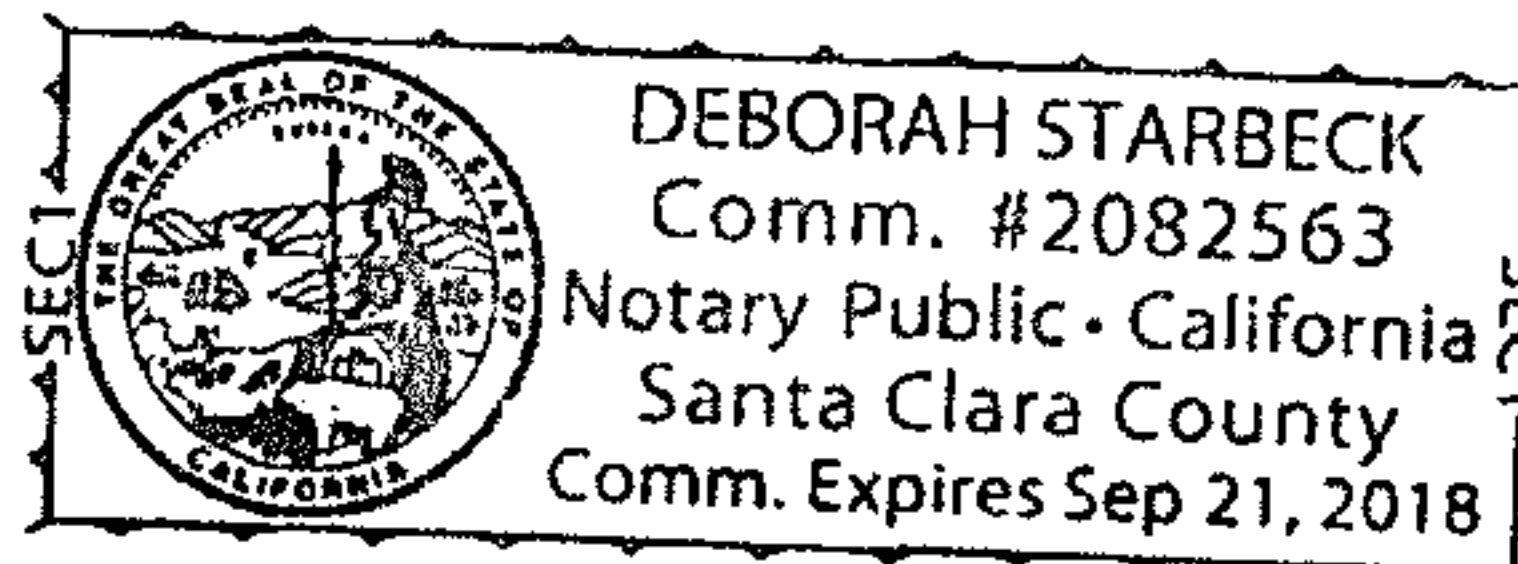


STATE OF CALIFORNIA
COUNTY OF Santa Clara

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Leesah E. Marvin, whose name is signed to the foregoing conveyance, and who is 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 this the 22nd day of August, 2016.

Deborah Starbeck
Notary Public
My commission expires: 9/21/18
(Seal)

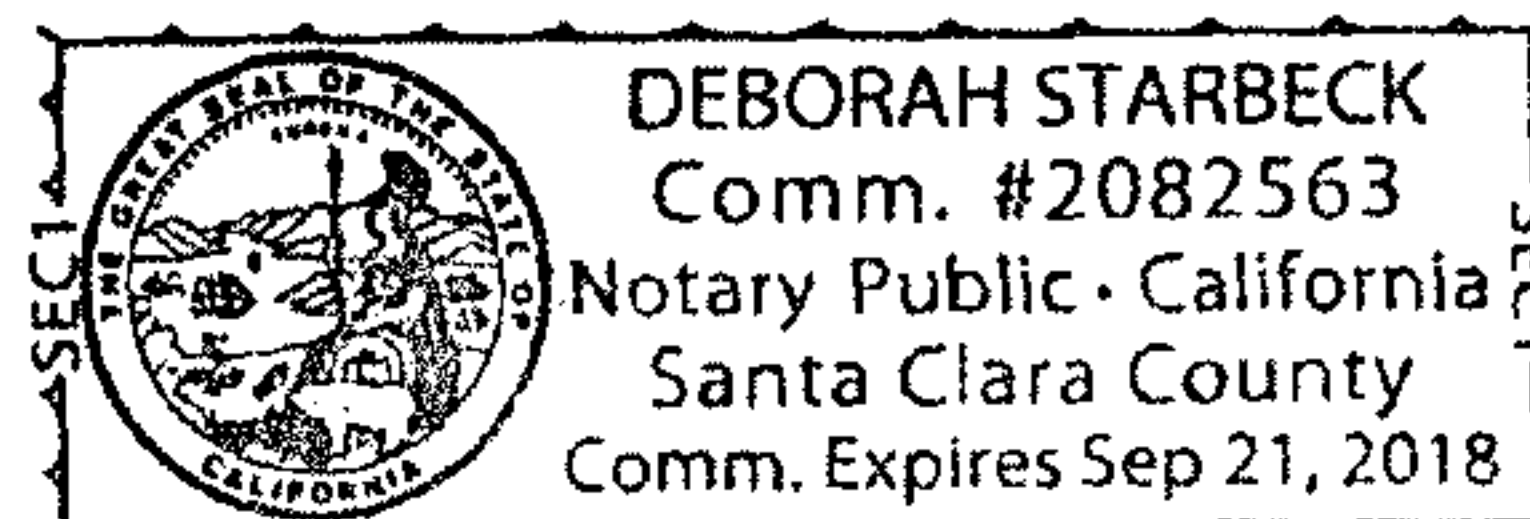


STATE OF CALIFORNIA
COUNTY OF Santa Clara

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Gregory Shears, whose name is signed to the foregoing conveyance, and who is 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 this the 22nd day of August, 2016.

Deborah Starbeck
Notary Public
My commission expires: 9/21/18
(Seal)

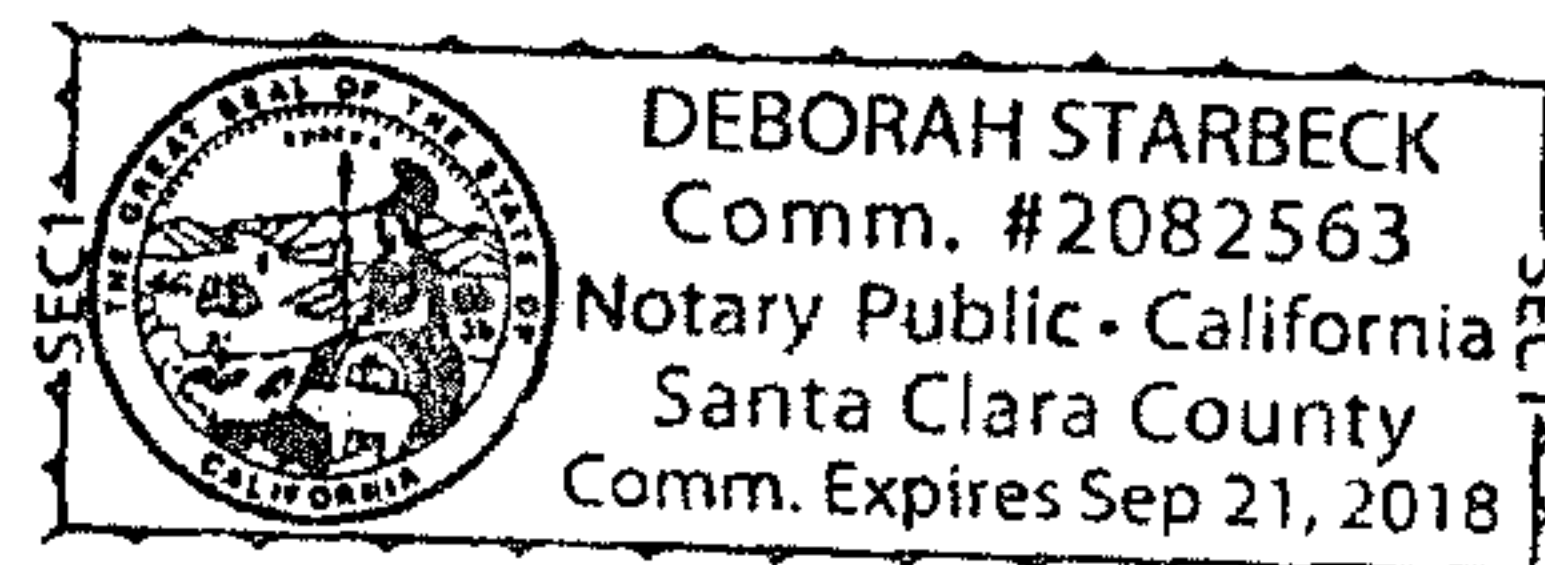


STATE OF CALIFORNIA
COUNTY OF Santa Clara

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Donna Shears, whose name is signed to the foregoing conveyance, and who is 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 this the 22nd day of August, 2016.

Deborah Starbeck
Notary Public
My commission expires: 9/21/18
(Seal)



Real Estate Sales Validation Form

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

Grantor's Name	William Dean Marvin Leesah E. Marvin Gregory Shears Donna Shears	Grantee's Name	Derrick Walker Seales
Mailing Address	139 South 20th Street San Jose, CA 95116	Mailing Address	105 Sunflower Place Alabaster, AL 35007
Property Address	105 Sunflower Place Alabaster, AL 35007	Date of Sale	August 23, 2016
		Total Purchase Price	\$125,970.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 August 22, 2016

Unattested

(verified by)

Print William Dean Marvin

Sign William Dean Marvin
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2016 01:23:52 PM
\$28.00 CHERRY
20160906000323030