

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Daniel Friel
2055 Village Lane
Calera, Alabama 35040



20161202000441220 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/02/2016 01:01:35 PM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this November 30, 2016, That for and in consideration of **ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **HAROLD MCDONALD and CHARLENE W. MCDONALD, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **DANIEL FRIEL**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 237, according to the Survey of Waterford Village - Sector 3, as recorded in Map Book 31, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 31, Page 135.
7. Ordinance with City of Calera as recorded in Instrument 2000-0006.
8. Right of Way to Shelby County as recorded in Deed Book 240, Page 36.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument 1995, Page 1640, and Real 345, Page 744.
10. Terms and Conditions as recorded in Instrument 1995, Page 1640.
11. Articles of Waterford Home Owners Association as recorded in Instrument 2001, Page 12817.
12. Articles of Organization of Waterford, LLC as recorded in Instrument #1999-49065.
13. Restrictions as recorded in Instrument 2002-59257.
14. Declaration of Restrictions, Covenants and Easements, as recorded in Instrument 2000, Page 40215 and Amended in Instrument 2001-12819.
15. Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.
16. Release of damages as recorded in 1995-1640 and Real 345, Page 744.

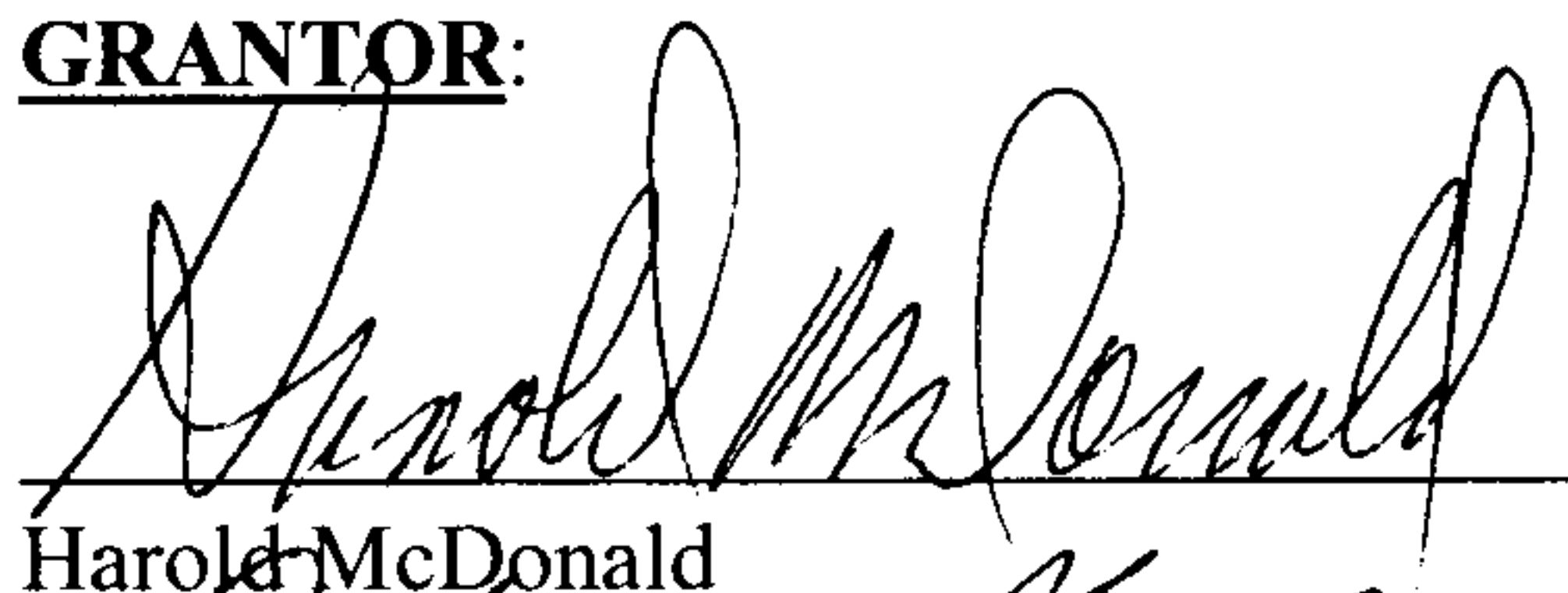
17. 8 foot easement on the south side and 7.5 easement on the north side as shown by recorded map.

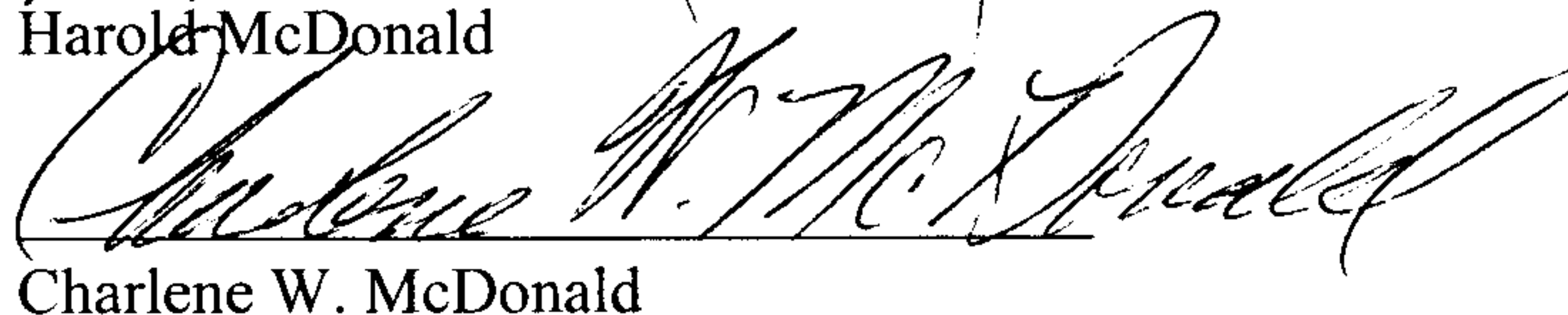
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of November 30, 2016.

GRANTOR:

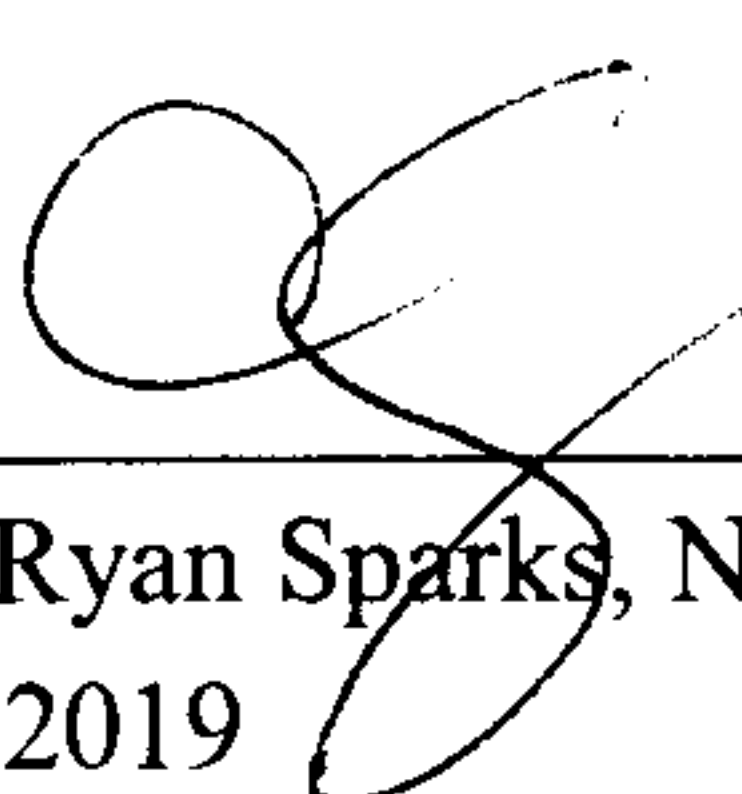

Harold McDonald


Charlene W. McDonald

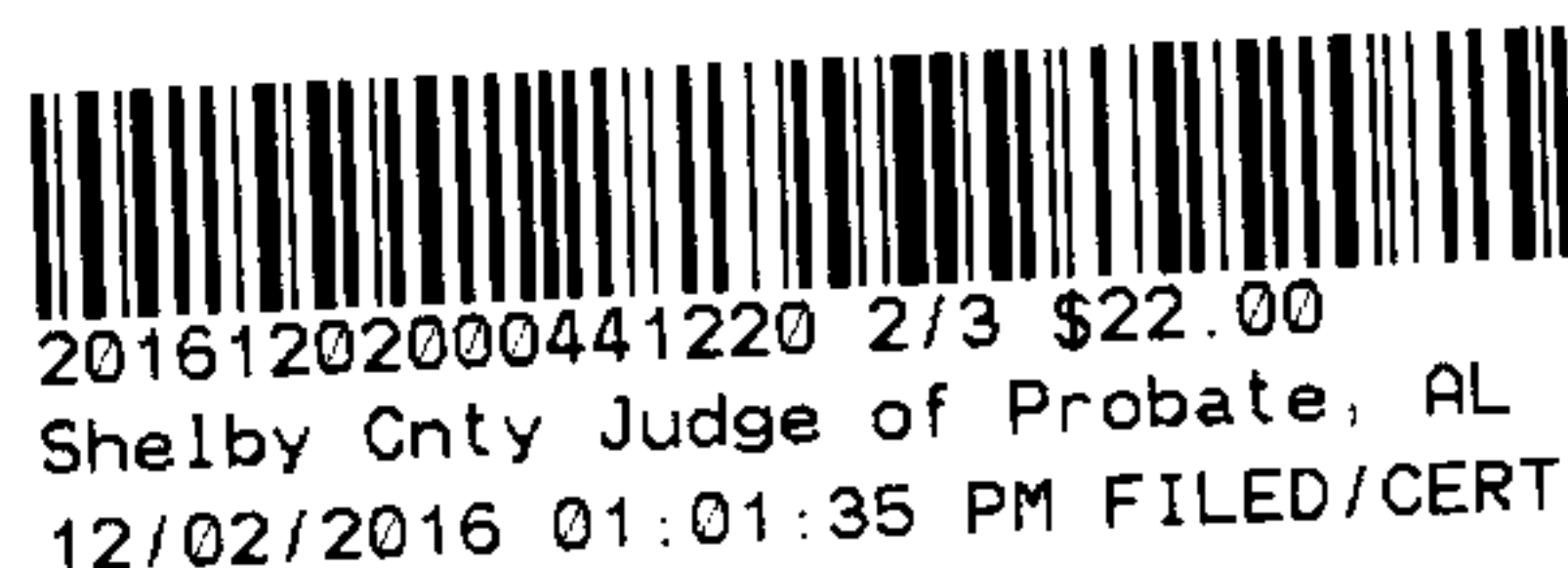
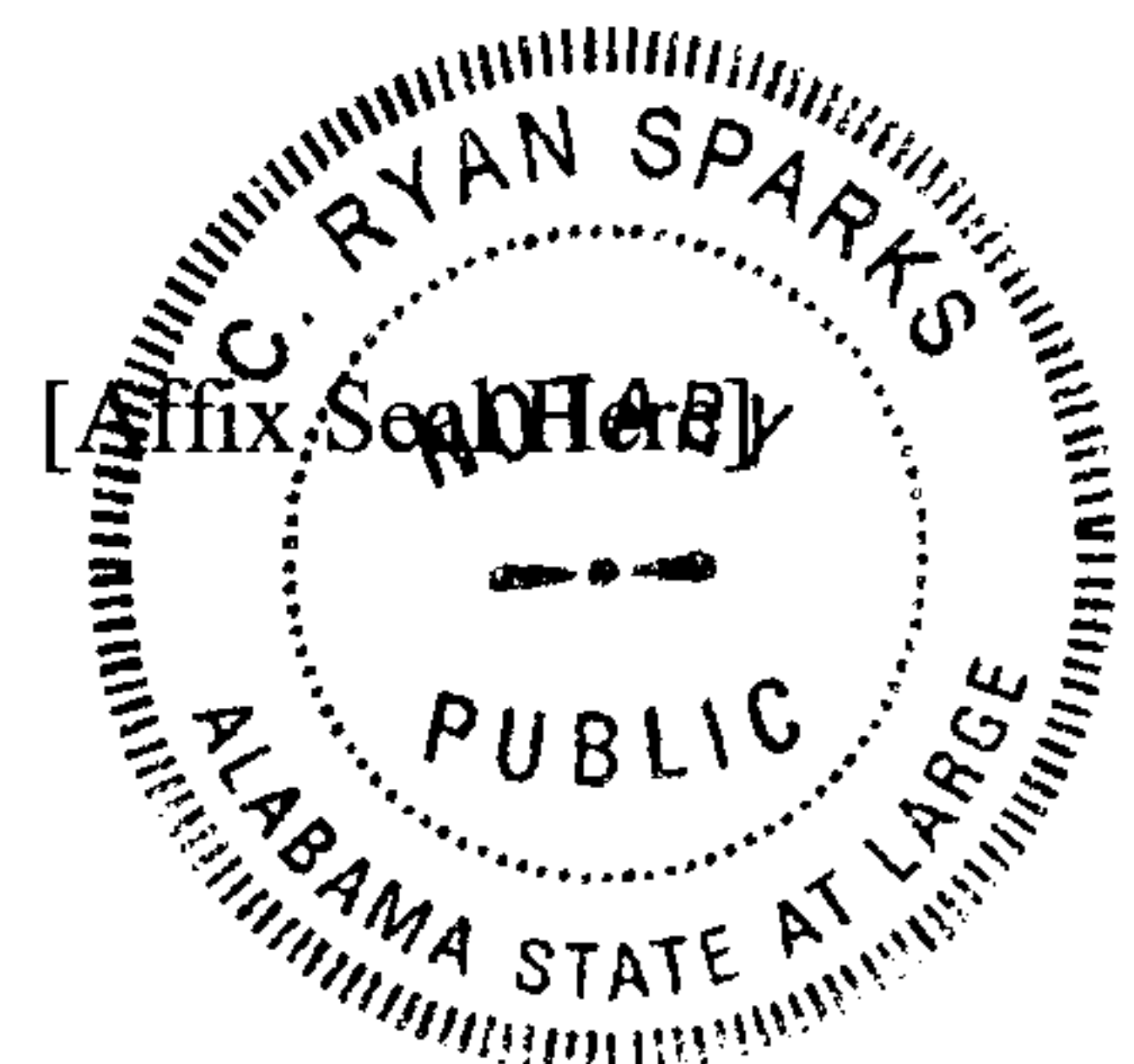
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Harold McDonald and Charlene W. McDonald, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Harold McDonald and Charlene W. McDonald each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of November 30, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name Harold McDonald
Mailing Address Charlene W. McDonald
2055 Village Lane
Calera, Alabama 35040

Grantee's Name Daniel Friel
Mailing Address _____
2055 Village Lane
Calera, Alabama 35040

Property Address 2055 Village Lane
Calera, Alabama 35040

Date of Sale 11/30/16
Total Purchase Price \$ 120,000.00

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 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 11/30/16

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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