

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:
Larry Funchess Wright
121 Chadwick Drive
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

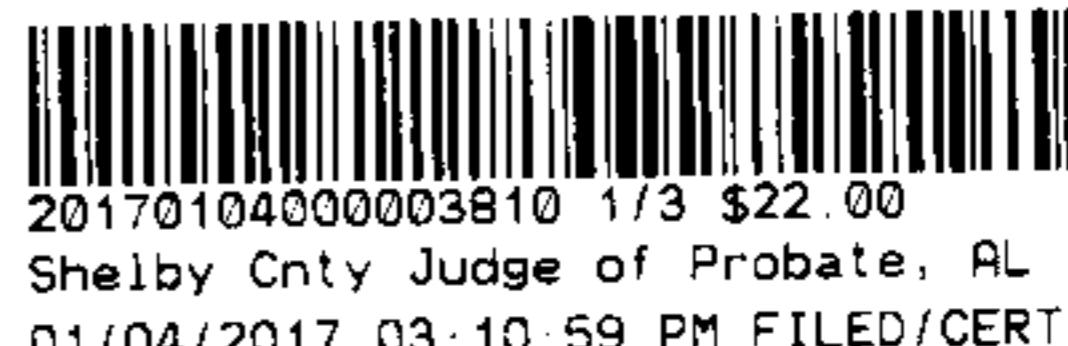
KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND
NO/100 (\$175,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ROBERT RYAN O'GUIN and SHANNON O'GUIN, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **LARRY FUNCHESS WRIGHT**, (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 34, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17, Page 52, in the Probate Office of Shelby County, Alabama; being situated in 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 Grantors.
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 17, Page 52.
7. 20-foot minimum building setback line from Chadwick Drive, 7.5-foot easement running along the Southerly and Easterly lot lines as shown by recorded map.
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. #1993-24930.
9. Easement Agreement as recorded in Instrument #1992-30926.
10. Right of Way to Alabama Power Company as recorded in Deed Book 194, Page 57; Deed Book 103, Page 146; Deed Book 161, page 143 and Instrument #1993-24589.
11. 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



12. Easement as set out in Real 387, Page 246 and Instrument #1992-30922

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 their hands and seals on this day of December 30, 2016.

GRANTORS:

Robert Ryan O'Guin

Shannon O'Guin

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robert Ryan O'Guin and Shannon O'Guin, 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, Robert Ryan O'Guin and Shannon O'Guin each executed the same voluntarily with full authority, on the day the same bears date.

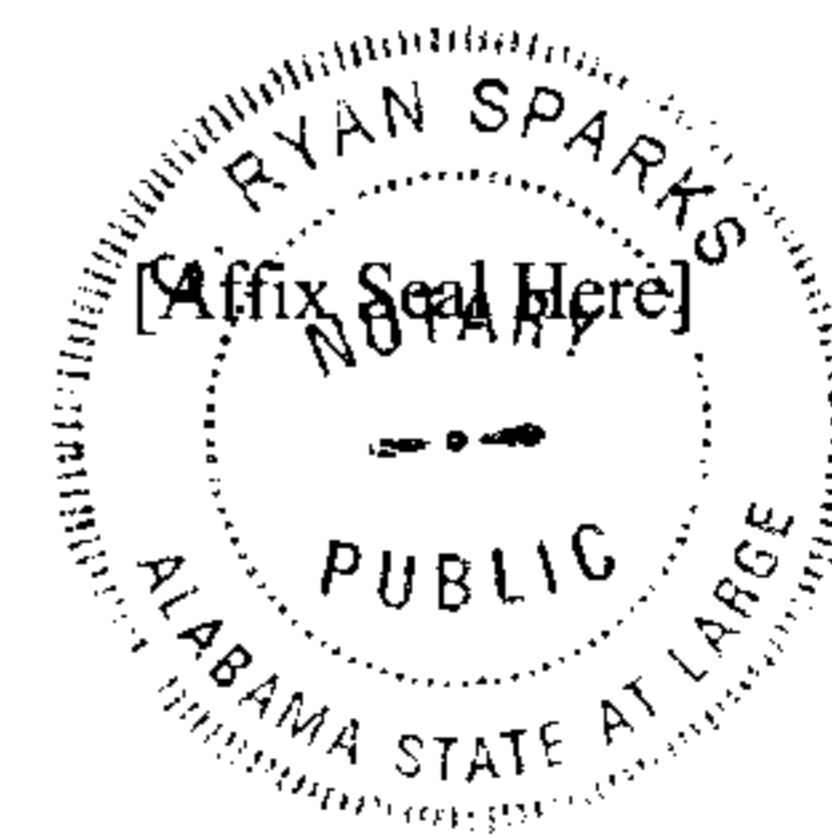
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of December 30, 2016.

C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



20170104000003810 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/04/2017 03:10:59 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name	<u>Robert Ryan O'Guin</u>
Mailing Address	<u>Shannon O'Guin</u>
	<u>121 Chadwick Drive</u>
	<u>Helena, Alabama 35080</u>

Grantee's Name Larry Funchess Wright
Mailing Address _____
121 Chadwick Drive

Helena, Alabama 35080

Property Address 121 Chadwick Drive
Helena, Alabama 35080

Date of Sale 12/30/16
Total Purchase Price \$ 175,000.00
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 12/30/14

Print C. Ryan Sparks

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20170104000003810 3/3 \$22.00

Shelby Cnty Judge of Probate, AL
01/04/2017 03:10:59 PM ET/ED/CER

Form RT-1