

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Pam Copeland  
101 Sugarberry Drive  
Maylene, AL 35114

**20170327000100490**  
**03/27/2017 08:50:40 AM**  
**DEEDS 1/3**

## **WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Twenty Eight Thousand Dollars and No Cents (\$228,000.00)**, 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, **Bobby A Lewis and Kelli D Lewis, husband and wife, whose mailing address is 1249 Ferry Road, Columbiana, AL 35051** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Pam Copeland, an unmarried woman, whose mailing address is 101 Sugarberry Drive, Maylene, AL 35114** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 101 Sugarberry Drive, Maylene, AL 35114**; to wit;

LOT 145, ACCORDING TO THE SURVEY OF LAKE FOREST, FIRST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$188,000.00 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 2017 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 24, Page 62.

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 24, Page 62.

Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Lake Forest, First Sector recorded in Map Book 24, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, day, 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 to Alabama Power Company recorded in Deed Book 239, Page 881; Deed Book 219, Page 127; Deed Book 150, Page 89; Deed Book 142, Page 84 and Deed Book 124, Page 474.

Easement and right of way granted to Shelby County recorded in Deed book 216, Page 571.

Declaration of Protective Covenants as recorded in Instrument #20030213000088680 and Instrument #1998-28392.

Release of damages as shown on recorded map of said subdivision and in deed recorded in Instrument #1999-4599.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Restriction as to permanent structures as shown on recorded map of said subdivision.

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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 March, 2017.

Bobby A Lewis  
Bobby A Lewis

Kelli D Lewis  
Kelli D Lewis

State of Alabama

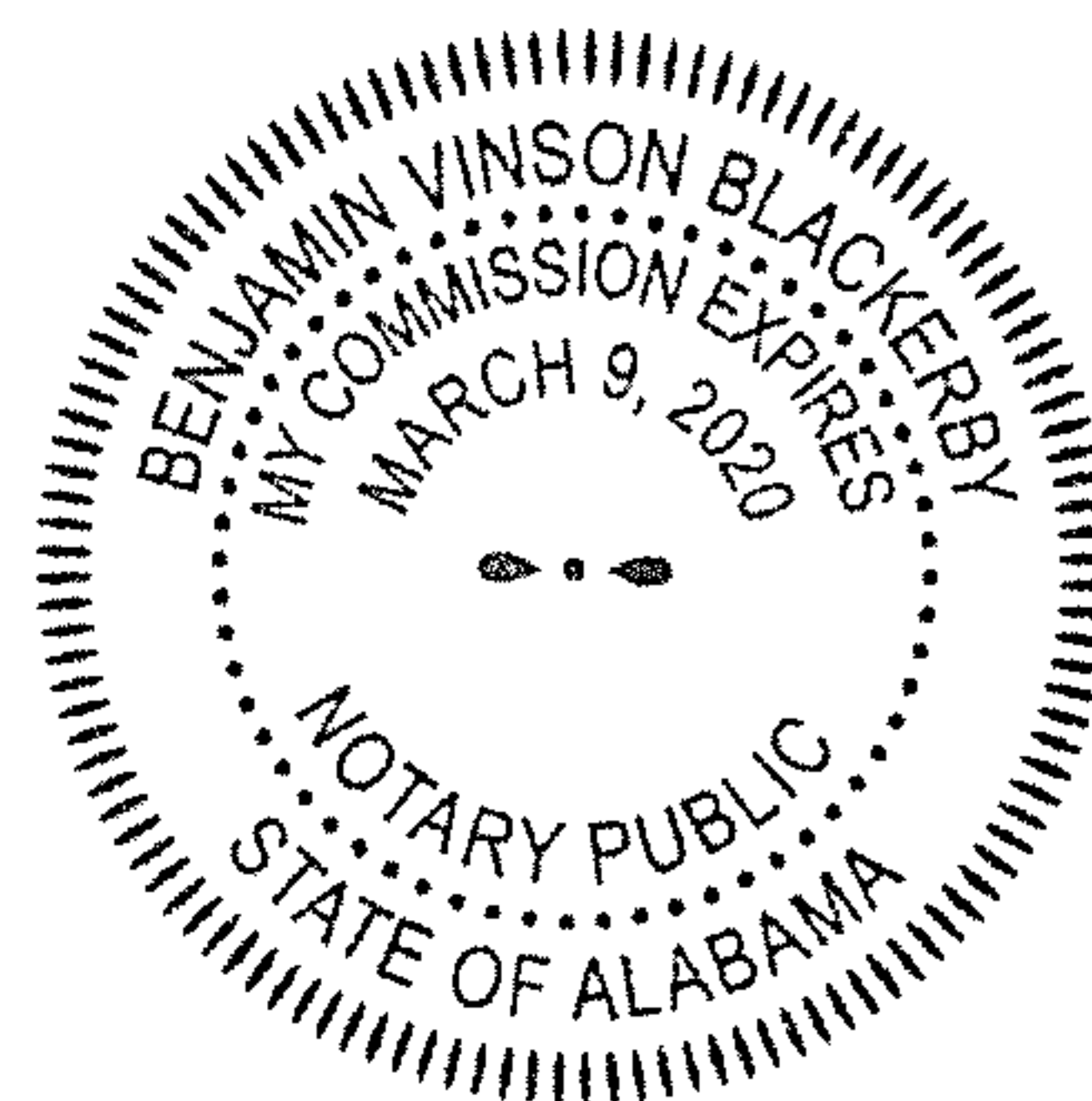
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Bobby A Lewis and Kelli D Lewis, husband and wife, 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 23rd day of March, 2017.

[Signature]  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3-9-20





Real Estate Sales Validation Form

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

Grantor's Name	Bobby A Lewis Kelli D Lewis	Grantee's Name	Pam Copeland
Mailing Address	1249 Ferry Road Columbiana, AL 35051	Mailing Address	101 Sugarberry Drive Maylene, AL 35114
Property Address	101 Sugarberry Drive Maylene, AL 35114	Date of Sale	March 23, 2017
		Total Purchase Price	\$228,000.00
		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)

<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 March 23, 2017

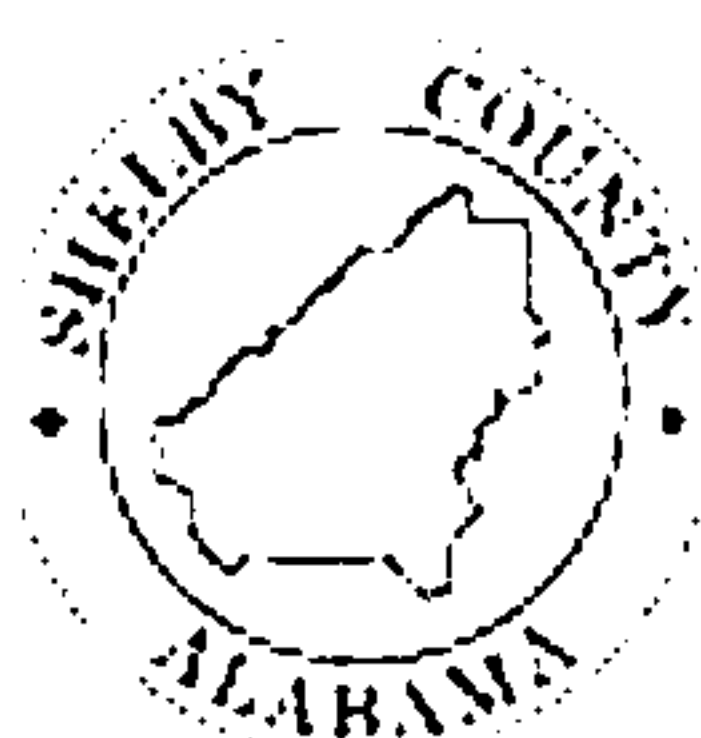
☐ Unattested

(Signature)  
(verified by)

Print Bobby A Lewis

Sign (Signature)  
(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  
03/27/2017 08:50:40 AM  
\$249.00 CHERRY  
20170327000100490

(Signature)