

Send tax notice to:  
DAVID NEWTON  
608 CONROY LANE  
STERRETT, AL 35147

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2017258

**WARRANTY DEED**

**20170523000179620**  
**05/23/2017 11:25:16 AM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Three Thousand and 00/100 Dollars (\$273,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JONATHAN VALENCIA and FAYE VALENCIA, husband and wife, **whose mailing address** is: 1034 NE 165<sup>th</sup> Street #80428, Seattle, WA 98115 (hereinafter referred to as "Grantors") by DAVID NEWTON and MARY NEWTON **whose property address** is: 608 CONROY LANE, STERRETT, AL, 35147 (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 639, ACCORDING TO THE SURVEY OF FOREST PARKS - 6TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 24, PAGE 110, AND INSTRUMENT NO. 1998-42209 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. 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 Volume 53, Page 262, Misc. Book 50, Pages 965, 969, 973 and 977 and Deed Book 81, Page 417.
3. Building lines and easements as shown on recorded plat.
4. Right of way to Shelby County as recorded in Volume 236, Page 829, Volume 228, Page 341 and Volume 228, Page 339, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Oil, gas and mineral easement as recorded in Volume 322, Page 986; Real 50, Page 716; Real 50, Page 712; Real 50, Page 720; Real 50, Page 724; Real 50, Page 965; Real 50, Page 969; Real 50, Page 977 and Real 50, page 973.
6. Right of way to Alabama Power Company as recorded in Volume 139, Page 127; Volume 236, Page 829; Volume 133, Page 210; Volume 31, Page 255; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323; Volume 236, Page 829; Volume 124, Page 519; in the Office of the Judge of Probate of Shelby County, Alabama.
7. Agreement recorded in Volume 334, Page 585.

8. Easement for road right of way and ingress/egress as recorded in Volume 287, Page 888.
9. Rights outstanding under those certain easement agreements conveyed to Shelby County by instrument recorded in Instrument No. 1993-3962, et seq., in the Probate Office of Shelby County, Alabama.
10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1998-38885 and Instrument No. 1998-42210, in the Probate Office of Shelby County, Alabama.
11. Covenants as to sanitary sewer system as set out in Instrument No. 1997-25449 and Instrument No. 1997-25446

\$218,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22nd day of May, 2017.

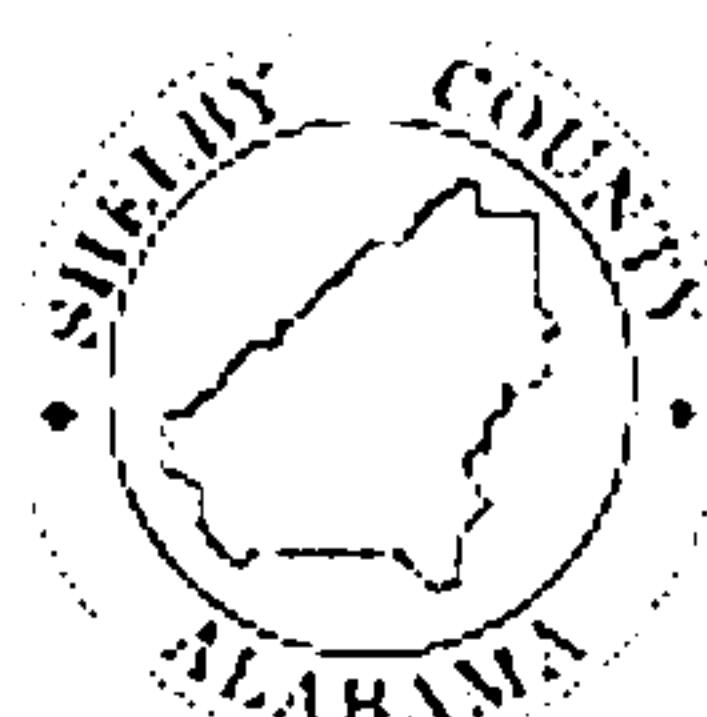
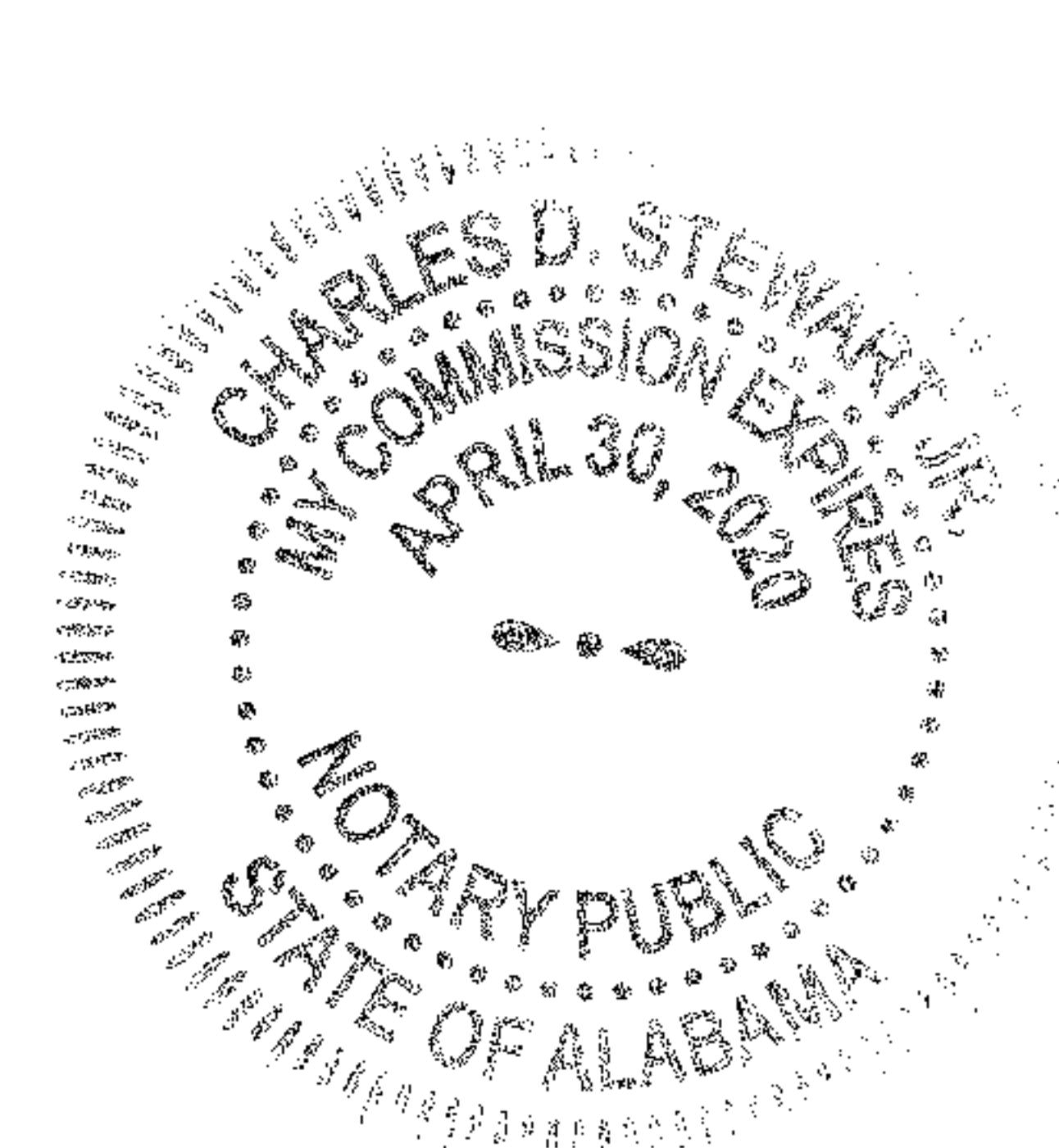
  
JONATHAN VALENCIA  
  
FAYE VALENCIA

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN VALENCIA and FAYE VALENCIA whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, 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 May, 2017.

Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/23/2017 11:25:16 AM  
\$73.00 CHERRY  
20170523000179620

