

Prepared by:
Joel Blankenship
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234
File#: **2017-30**
Parcel ID#: **03-8-34-0-015-035.000**

Return to:
Steven A. Cook
Kristie C. Fuller
207 Belvedere Drive
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the 21st day of April, 2017, by and between, **Francisco Javier Cazcarro and Amanda J. Cazcarro, husband and wife**, as Grantor(s), whose mailing address is: **1070 Dunsmore Drive, Birmingham, AL 35242**, and **Steven A. Cook, an unmarried man and Kristie C. Fuller, an unmarried woman**, as Grantee(s), whose mailing address is: **207 Belvedere Drive, Birmingham, AL 35242**.

W I T N E S S E T H

That the Grantor(s), for and in consideration of the sum of **Two Hundred Forty One Thousand and No/00 Dollars (\$241,000.00)**, the amount which can be verified in the **Sales Contract between the two parties**, and other good and valuable considerations to the Grantor(s) in hand paid by the Grantee(s), the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee(s), his heirs and assigns, all their interest in the following described property, to-wit:

A parcel of land, lying and being in **Shelby County, Alabama** more particularly described as follows:

Lot 35, according to The Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A&B, In The Probate Office of Shelby County, Alabama.

LESS AND EXCEPT minerals or mineral rights of whatever kind, leased, granted or retained by prior owners, 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 above property, together with all rights and privileges of access whether or not such appears in the public records. Grantor(s) makes no warranties as to the current

ownership of minerals or mineral rights in, on or under the above described property.

TO HAVE and TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances hereunto belonging or in anywise appertaining unto the Grantee(s), his heirs and assigns, forever.

THE Grantor(s) does hereby covenant with and represent unto the said Grantee(s), his heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except mineral and mineral rights, ad valorem taxes due and payable October 1, 2017, and any restrictions, easements, ways and building setback lines of record, if any in the Office of the Judge of Probate of Jefferson County, Alabama and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on the day of and year first above written.


Francisco Javier Cazcarro


Amanda J. Cazcarro

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Francisco Javier Cazcarro and Amanda J. Cazcarro**, whose name is signed to the foregoing conveyance and who is/are known me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal the 21st day of April, 2017.

_____(SEAL)
Notary Public
My commission expires: _____

Joshua David Hefty
Notary Public, Alabama State At Large
My Commission Expires Jan. 30, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/09/2017 08:40:46 AM
\$22.50 CHERRY
20170609000203040

