

This Instrument was Prepared by:

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

Send Tax Notice To: Emery Lee Mann II
Donna R. Mann
520 Foothills Ledge
Chelsea, AL 35043

20170705000237750

07/05/2017 01:53:03 PM

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 Thirty Three Thousand Dollars and No Cents (\$233,000.00)**, 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, **Fernanda P. Lopes, an unmarried woman, whose mailing address is 17209 West 198th Street, Springhill, KS 66083** (herein referred to as Grantor, whether one or more); grant, bargain, sell and convey unto **Emery Lee Mann II and Donna R. Mann, whose mailing address is 520 Foothills Ledge, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 520 Foothills Ledge, Chelsea, AL 35043**; to wit;

LOT 34, ACCORDING TO THE SUBDIVISION PLAT OF FOOTHILLS POINT, RECORDED IN MAP BOOK 32, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE FOOTHILLS POINT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #20031223000824110 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$221,350.00 of the purchase price is being paid by a mortgage being simultaneously recorded 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.

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 32, Page 33.

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 32, Page 33.

Public utility easements as shown by recorded plat, including 10 foot easement along the Northerly and Easterly sides of subject lot, and also any restrictions, reservations, agreements, rights -of-way, building setback lines and any other matters of record.

Transmission Line Permit to Alabama Power Company recorded in Deed Book 127, Page 317.

Easement to South Central Bell recorded in Deed Book 320, Page 931 and Deed Book 336, Page 230.

Reservation of mineral and mining rights in the instrument recorded in Deed Book 69, Page 177, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #20031223000824110, and in Map Book 32, Page 33.

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Underground transmission permit to Alabama Power Company recorded in Instrument #2004-00040.

Release of damages as set forth in Instrument #20050204000057200.

Rights of other to use the non-exclusive easement to the common areas, as recorded in Instrument #200502040000527200.

Oil, gas, and minerals and all other subsurface interests in, to or under the land herein described.

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 30th day of June, 2017


Fernanda P. Lopes

State of KANSAS

Johnson County

} General Acknowledgment

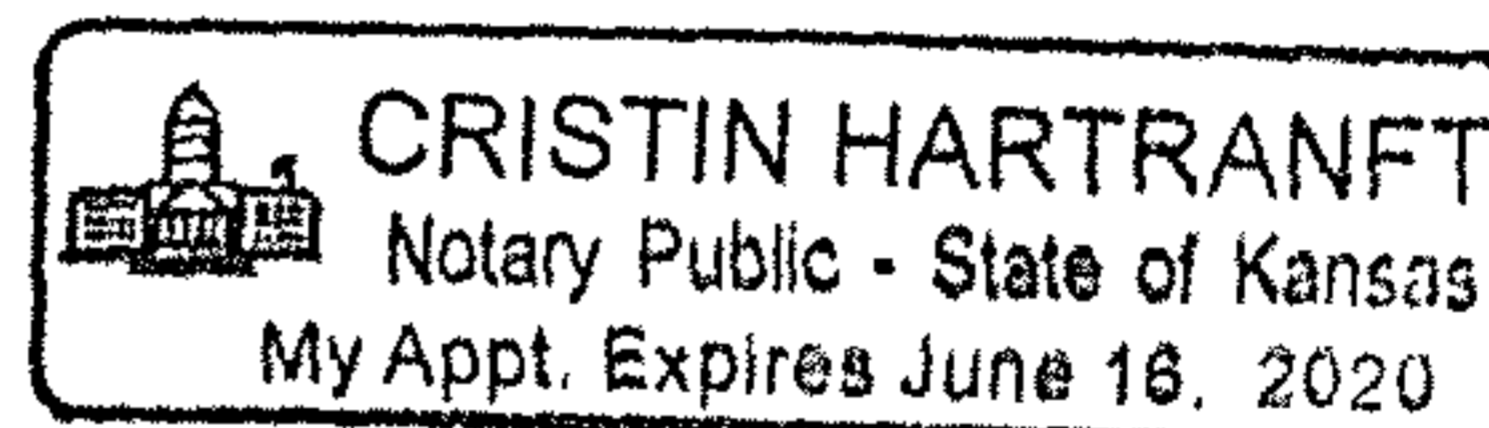
I, Cristin Hartranft, a Notary Public in and for the said County, in said State, hereby certify that Fernanda P. Lopes, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2017.


Notary Public, State of KANSAS

Printed Name of Notary

My Commission Expires: 6-16-20



Real Estate Sales Validation Form

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

Grantor's Name	Fernanda P. Lopes	Grantee's Name	Emery Lee Mann II Donna R. Mann
Mailing Address	17209 West 198th Street Springhill, KS 66083	Mailing Address	520 Foothills Ledge Chelsea, AL 35043
Property Address	520 Foothills Ledge Chelsea, AL 35043	Date of Sale	June 30, 2017
		Total Purchase Price	\$233,000.00
		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 June 28, 2017

☐ Unattested

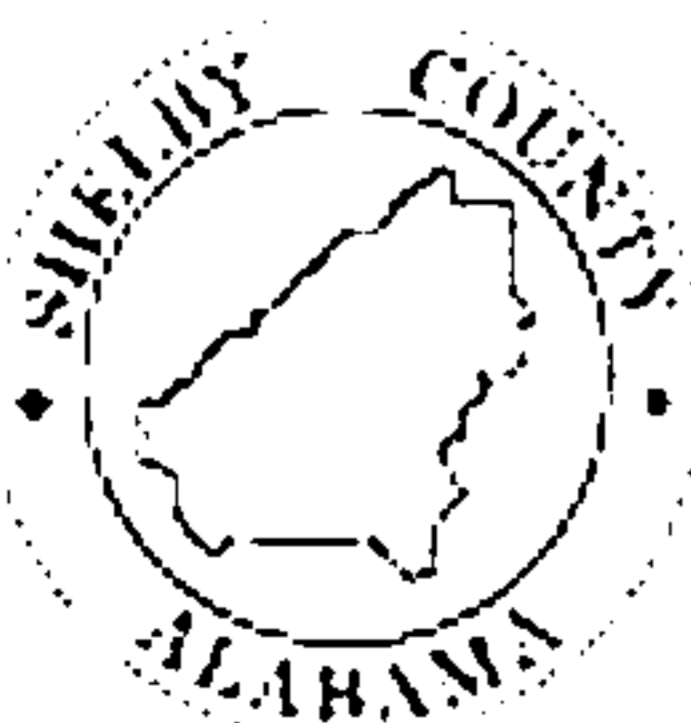
JP
(verified by)

Print Fernanda P. Lopes

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
07/05/2017 01:53:03 PM
\$33.00 CHERRY
20170705000237750

[Signature]