

This Instrument was Prepared by:

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

Send Tax Notice To: Susan L. Styczynski
1751 Raleigh Trail
Romeoville, IL 60446

20170713000250730
07/13/2017 04:02:27 PM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Thirty Four Thousand Nine Hundred Dollars and No Cents (\$134,900.00)**, 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, **Michael Yarbrough, an ^{my}unmarried man, whose mailing address is 112 Windsor Lane, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Susan L. Styczynski, whose mailing address is 1751 Raleigh Trail, Romeoville, IL 60446** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 521 Warrior Drive, Alabaster, AL 35007**; to wit;

LOT 6, ACCORDING TO THE SURVEY OF PARK PLACE, AS RECORDED IN MAP BOOK 15, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

my \$67,900.00 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 15, Page 47.

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 15, Page 47.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 351, Page 235 in the Probate Office of Shelby County, Alabama.

35 Foot building setback line reserved from Park Place Drive and Warrior Drive as shown on plat and a 7.5 Foot easement on the Easterly side of the lot.

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

Transmission Line Permits to Alabama Power Company as recorded in Real Book 84, Page 189 and Deed Book 333, Page 385.

Right of Way to Southern Natural Gas recorded in Deed Book 88, Page 557.

Easement to Plantation Pipe Line Company as recorded in Deed Book 210, Page 150.

Easement to AT&T as recorded in Real Book 194, Page 332.

Easement to Alabama Power Company as recorded in Real Book 8, Page 189.

my

Gate Valve Easement as recorded in Real Book 195, Page 649.

All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated January 19, 2017 and recorded on January 19, 2017 in Book Instrument #20170119000024090, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

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 7th day of July, 2017.

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Michael Yarbrough

State of Alabama


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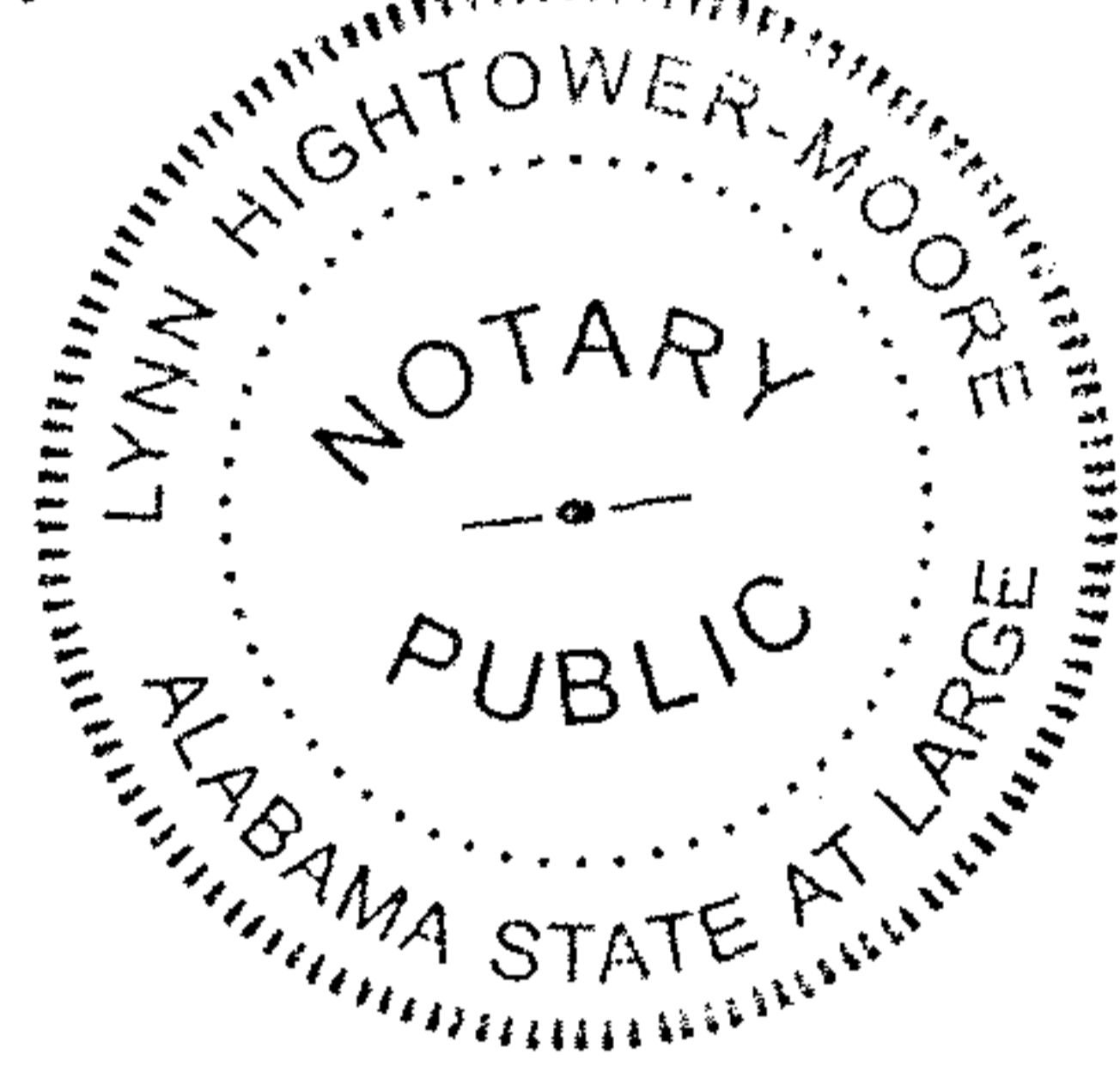
General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Michael Yarbrough, an ~~un~~ married man, 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 7th day of July, 2017.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 1-8-18



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>Michael Yarbrough</u> Mailing Address <u>112 Windsor Lane</u> <u>Pelham, AL 35124</u>	Grantee's Name <u>Susan L. Styczynski</u> Mailing Address <u>1751 Raleigh Trail</u> <u>Romeoville, IL 60446</u>
Property Address <u>521 Warrior Drive</u> <u>Alabaster, AL 35007</u>	Date of Sale <u>July 07, 2017</u> Total Purchase Price <u>\$134,900.00</u> or Actual Value _____ or Assessor's Market Value _____

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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 checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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.


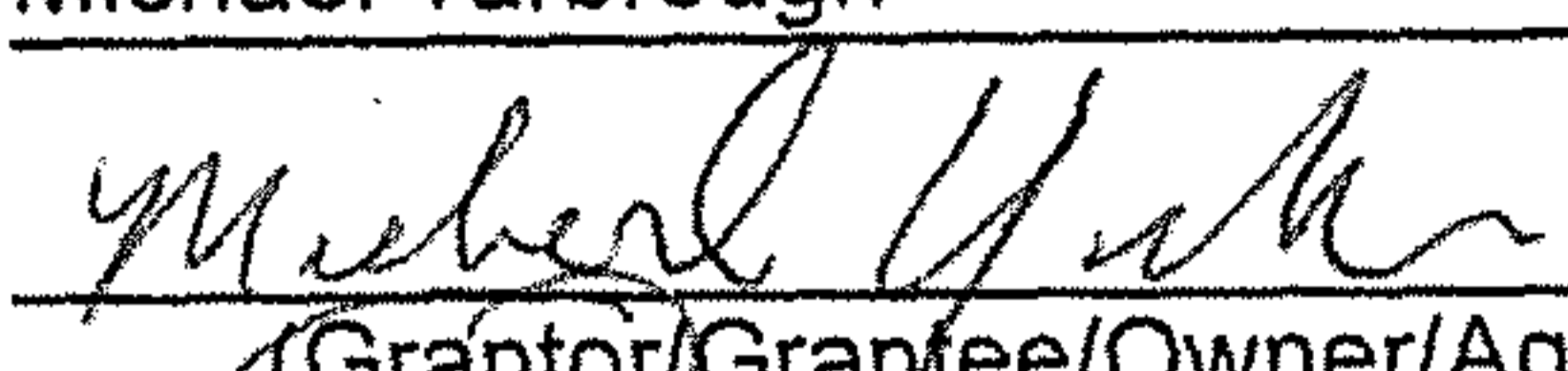
Date of Sale - the date on which interest to the property was conveyed.

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.

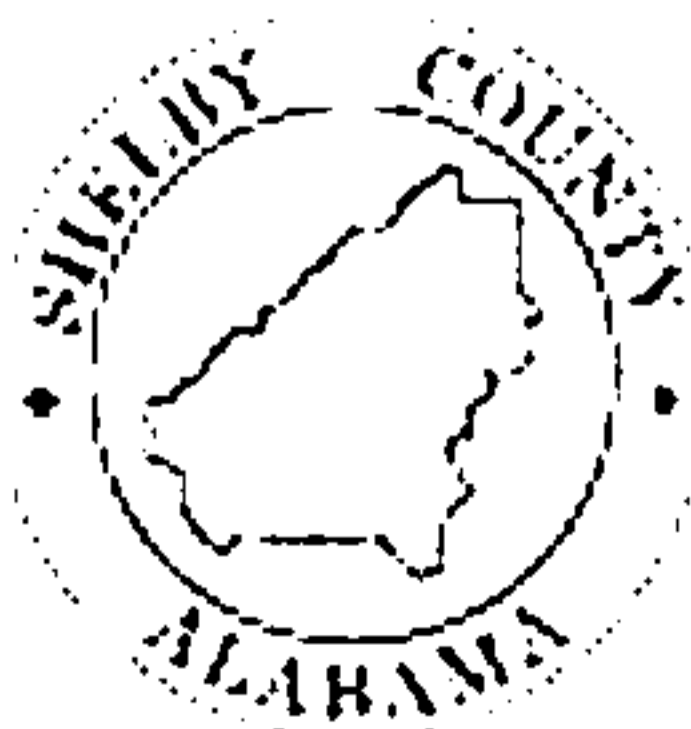
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 <u>July 06, 2017</u>	 _____ (verified by)	Print <u>Michael Yarbrough</u>	Sign  _____ (Grantor/Grantee/Owner/Agent) circle one
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Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/13/2017 04:02:27 PM
 \$88.00 CHERRY
 20170713000250730

