

SEND TAX NOTICE TO:
David G. Pate and Jennifer J. Pate
2468 Oneal Way
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180430000143760
04/30/2018 08:01:37 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety Six Thousand Nine Hundred dollars & no cents (\$496,900.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Regina R. Sandlin, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **David G. Pate and Jennifer J Pate** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 40, according to the Survey of Kirkman Preserve Phase 3, as recorded in Map Book 44, page 58, in the Probate Office of Shelby County, Alabama.

\$ 206,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

All taxes for the year 2018 an subsequent year, not due and payable.

Any encroachment, encumbrance, violation, variation, or advers circumstances affecting the 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

Easements, of claims of easements, not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Easement(s) as shown by recorded map.

Building line(s) as shown by recorded map.

Restrictions as shown by recorded map.

Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams.

Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67, Instrument 20140321000078240 in the Probate Office of Shelby County, Alabama.

Right-of-way granted to Alabama Power Company recorded in Volume 6271, Page 463, in the Probate office of Jefferson County, Alabama.

Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365, in the Probate Office of Shelby County, Alabama.

Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 and Deed Book 218, Page 262, in the Probate Office of Shelby County, Alabama.

Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page

WARRANTY DEED

329; Instrument 1993-31528 and Instrument 1993-31529, in the Probate Office of Shelby County, Alabama.

Terms, agreements and right of way to Alabama Power Company as recorded in Instrument 20050803000391990, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.

Kirkman Preserve Residential Declaration of Covenants, Conditions and Restrictions as recorded in instrument 20140204000031140, First Amendment as recorded in Instrument 20140806000244660, Second Amendment as recorded in Instrument 20150323000091290, third Amendment as recorded in Instrument 20150602000182520, Fourth Amendment as recorded in Instrument 20160113000012900, in the Probate Office of Shelby County, Alabama.

Certificate of Formation of Kirkman Preserve Residential Association, Inc as recorded in Book LR201412, page 16232, in the Probate Office of Jefferson County, Alabama.

Easement to Bellsouth Telecommunications, LLC as recorded in Instrument 20131024000420220 in the Probate office of Shelby County, Alabama.

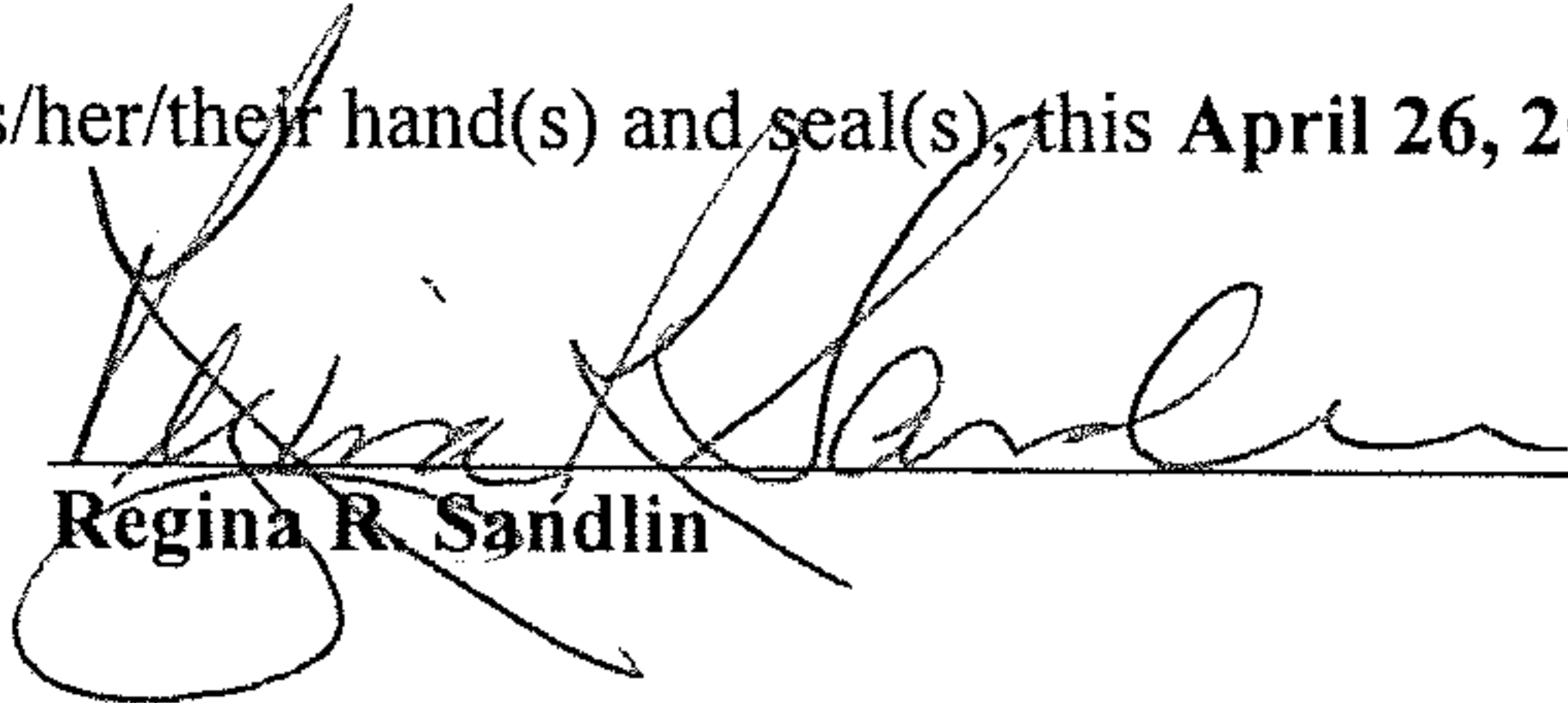
Easement to Alabama Power Company as recorded in Instrument 20150713000236150, and Instrument 20150608000190400 in the Probate Office of Shelby County, Alabama.

Restrictive Covenants recorded in Instrument 20130911000368340 in the Probate Office of Shelby County, Alabama.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this April 26, 2018 .

 (Seal)
Regina R. Sandlin


STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Regina R. Sandlin, an unmarried woman** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2018


Notary Public.

(Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20180430000143760 04/30/2018 08:01:37 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Regina R. Sandlin

Grantee's Name David G. Pate and Jennifer J Pate

Mailing Address 138 Hargis Drive
Chelsea, Alabama 35043

Mailing Address 2468 Oneal Way
Birmingham, Alabama 35242

Property Address 2468 Oneal Way
Birmingham, Alabama 35242

Date of Sale 04/26/2018

Total Purchase Price \$496,900.00

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)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 April 26, 2018

Print Regina R. Sandlin

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2018 08:01:37 AM
\$312.00 CHERRY
20180430000143760

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.