

SEND TAX NOTICE TO:  
Jean Philippe Pasquier  
832 Beaver Lane NW  
Lilburn, Georgia 30047

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

20180608000203990  
06/08/2018 03:08:10 PM  
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

*Shelby*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifteen Thousand dollars & no cents (\$115,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Charlotte Lord, a married woman and Ronald Rowell, a married man and Gary Lynn Rowell, a unmarried man and David Allen Rowell, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jean Philippe Pasquier and Mary H. Ellis and James E. Frazier** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

*Shelby*

UNIT 209, ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20040316000134350, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT#20040701000364570 AND ARTICLES OF INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC. AS RECORDED IN EXHIBIT C OF THE DECLARATION OF CONDOMINIUM, AND THE BY-LAWS OF STERLING OAKS OWNERS ASSOCIATION AS RECORDED IN EXHIBIT D OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM A CONDOMINIUM AS SET OUT IN THE DECLARATION OF CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP BOOK 33, PAGE 101 A THRU D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. 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.
6. 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.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 101 A THRU D.
8. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.
9. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

10. 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 Instrument #20040701000364670 and Instrument #20040316000134360, 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 **June 1, 2018** .

Gary Lynn Rowell (Seal)  
Gary Lynn Rowell

David Allen Rowell (Seal)  
David Allen Rowell  
*David*

Charlotte Lord (Seal)  
Charlotte Lord

Ronald Rowell (Seal)  
Ronald Rowell

STATE OF ALABAMA

General Acknowledgement

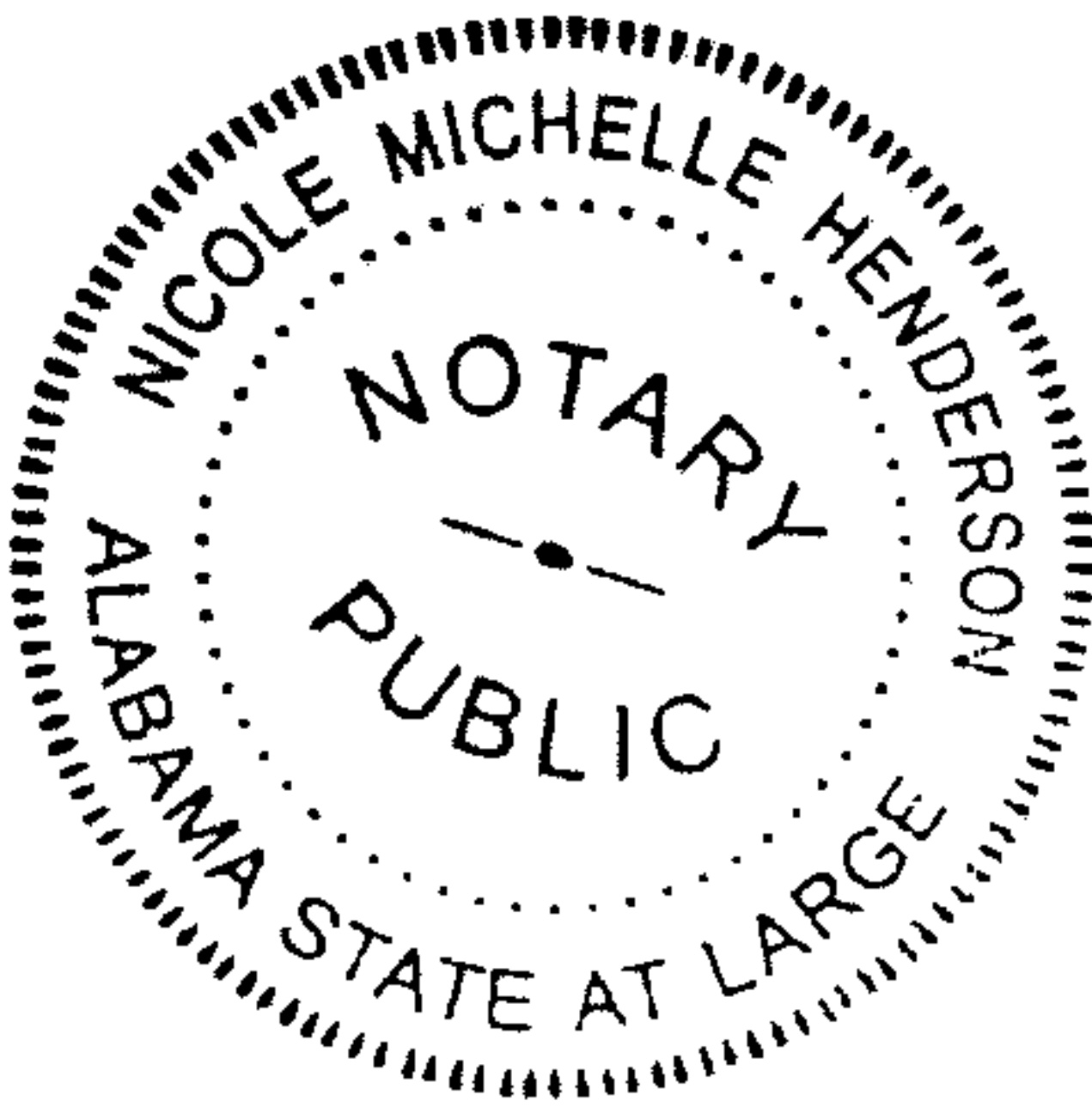
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlotte Lord, a married woman and Ronald Rowell, a married man and Gary Lynn Rowell, a unmarried man and David Allen Rowell, a married man** , 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 1st day of June, 2018

Nicole Michelle Henderson  
Notary Public.

(Seal)  
My Commission Expires: 3/30/22





## 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 Charlotte Lord, Ronald Rowell, Gary Lynn Rowell and David Allen Rowell

Grantee's Name Jean Philippe Pasquier, Mary H. Ellis and James E. Frazier

Mailing Address 1160 Haven Road  
Birmingham, Alabama 35244

Mailing Address 832 Beaver Lane NW  
Lilburn, Georgia 30047

Property Address 209 Sterling Oaks Drive, Unit 209,  
Hoover, Alabama 35244

Date of Sale 06/01/2018

Total Purchase Price \$115,000.00

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)

☐ 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 currency market value.

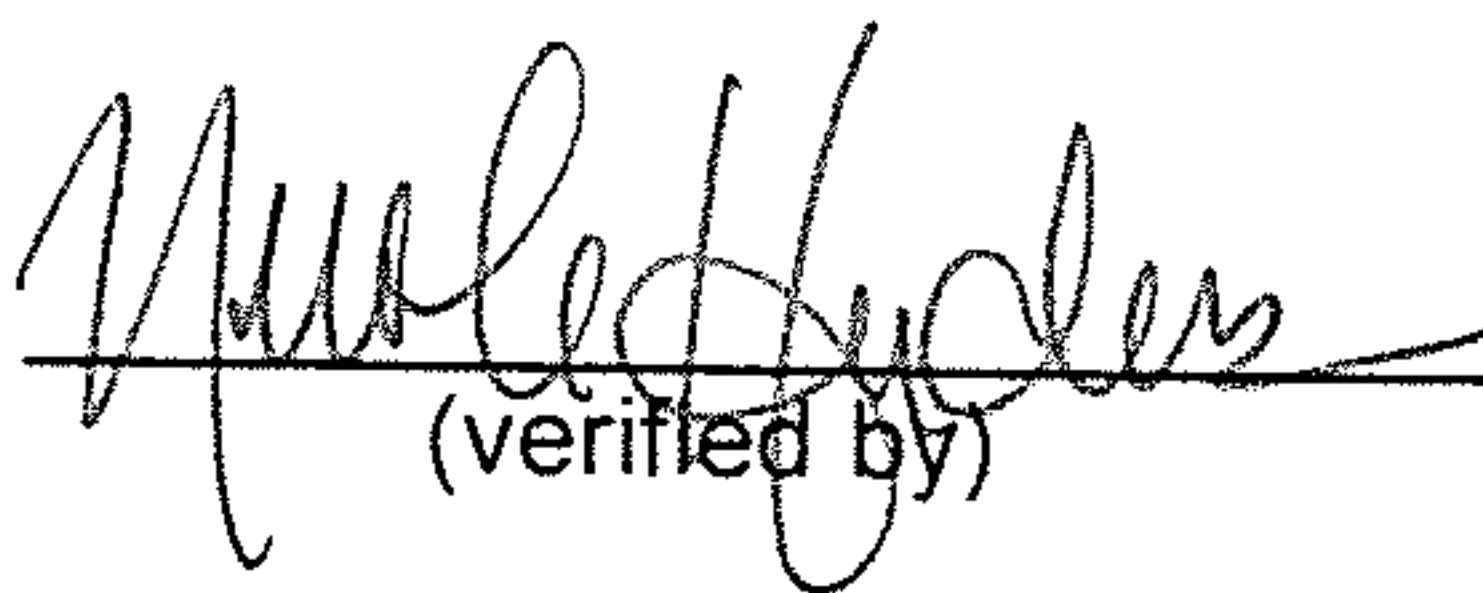
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be 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).

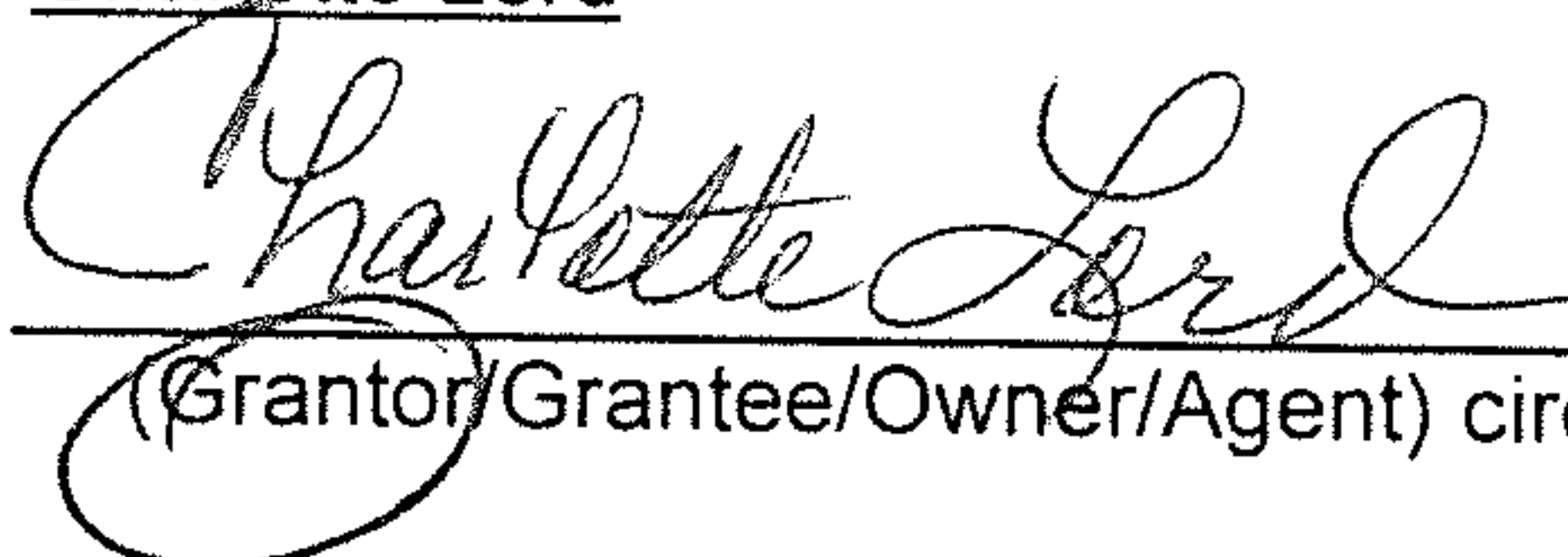
Date 6-1-18

Print Charlotte Lord

☐ Unattested

  
(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/08/2018 03:08:10 PM  
\$136.00 CHERRY  
20180608000203990

