

SEND TAX NOTICE TO:
Verlon Davis
641 Forest Lakes Drive
Sterrett, Alabama 35147

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

20180705000238400
07/05/2018 08:02:41 AM
DEEDS 1/4

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Eight Thousand Eight Hundred dollars & no cents (\$188,800.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **John G. Colon, an unmarried man and Mariela S. Colon, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Verlon Davis** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

Shelby
LOT 29, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, 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. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 331, PAGE 262, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
8. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 139, PAGE 127; DEED BOOK 236, PAGE 829; DEED BOOK 126, PAGE 191; DEED BOOK 126, PAGE 323 AND DEED BOOK 124, PAGE 519.
9. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 228, PAGE 339.
10. RESTRICTIONS AS RECORDED IN MAP BOOK 28, PAGE 94.
11. 15 FOOT MINIMUM SETBACK LINE FROM FOREST LAKES DRIVE AND 7.5 FOOT EASEMENT ALONG THE SOUTH PROPERTY LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
12. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #2001-9358 AND INSTRUMENT #2001-47360.
13. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 28, Page 94.

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 28, 2018 .

Mariela S. Colon (Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

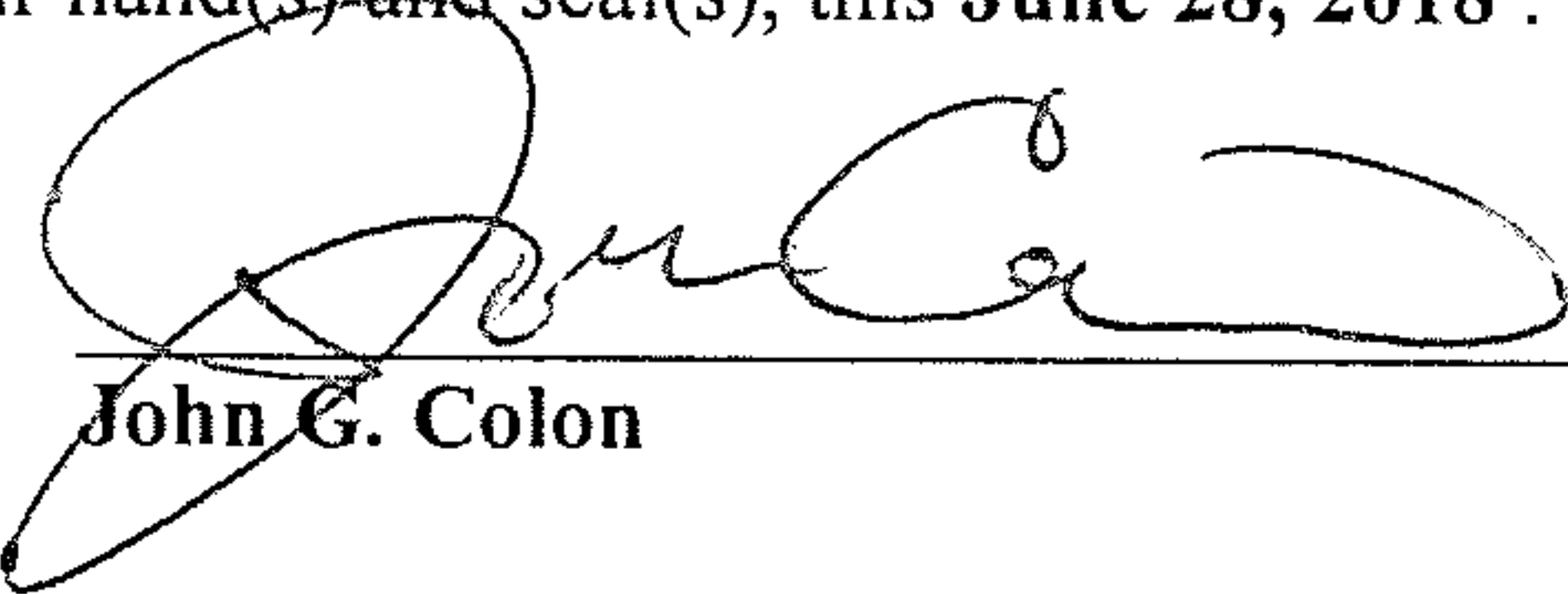
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mariela S. Colon , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal this 28th day of June, 2018

Notary Public.

(Seal)
My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this June 28, 2018 .



John G. Colon (Seal)

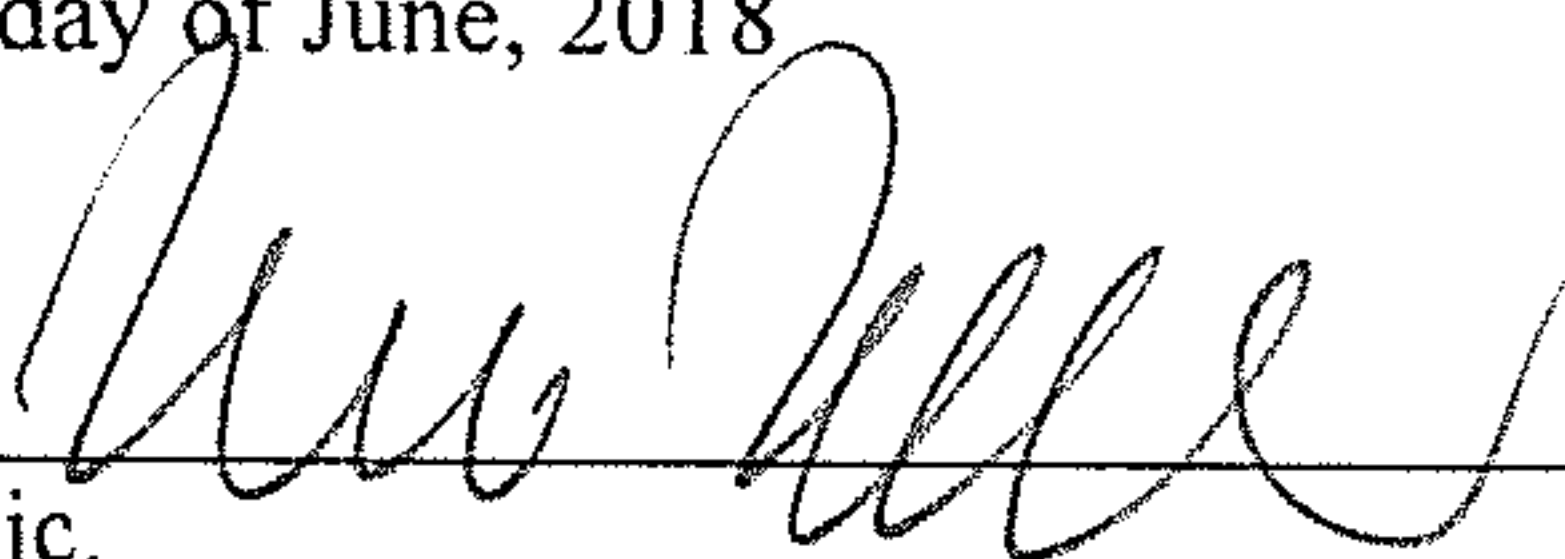
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Colon, 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 28th day of June, 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

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 28, 2018 .

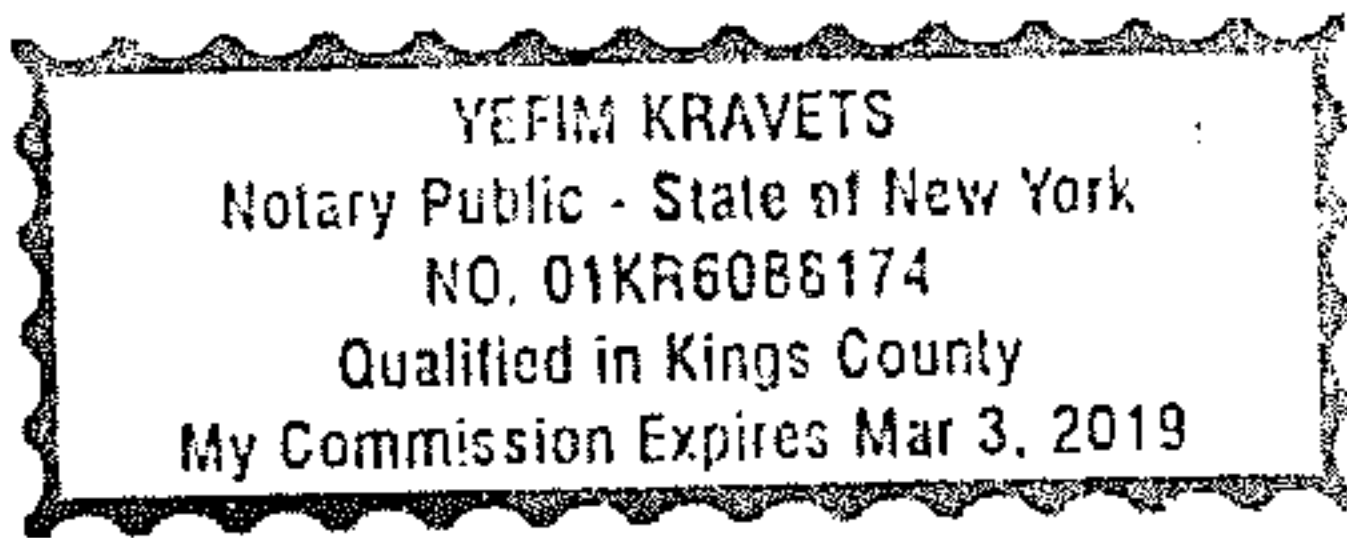
[Handwritten Signature]

Mariela S. Colon (Seal)

STATE OF ALABAMA *New York* *[Seal]*
JEFFERSON COUNTY *Kings* *[Seal]* General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mariela S. Colon , 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 28th day of June, 2018



[Handwritten Signature]

Notary Public.

(Seal)
My Commission Expires: 03 03 2019

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this June 28, 2018 .

John G. Colon (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Colon, 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 28th day of June, 2018

Notary Public.

(Seal)
My Commission Expires: _____

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 John G. Colon and Mariela S. Colon Grantee's Name Verlon Davis

Mailing Address 5410 Trace Ridge Lane Hoover, Alabama 35244
Property Address 641 Forest Lakes Drive Sterrett, Alabama 35147

Mailing Address 641 Forest Lakes Drive Sterrett, Alabama 35147
Date of Sale 06/28/2018

Total Purchase Price \$188,800.00
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 (checked)
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 6/28/18

Print William Patrick Cochran John G. Colon

Unattested

(verified by) JP

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2018 08:02:41 AM
\$213.00 CHERRY
20180705000238400

Signature