

SEND TAX NOTICE TO:
Sarah Elizabeth Clement
4540 Lake Valley Drive
Hoover, Alabama 35244

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

20180706000241250
07/06/2018 03:02:46 PM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand dollars & no cents **\$230,000.00**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Lance K. Cook, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sarah Elizabeth Clement, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF SOUTHLAKE TOWNHOMES. AS RECORDED IN MAP BOOK 12, PAGE 78, SHELBY COUNTY, ALABAMA.

\$207,000.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

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 12, Page 78.
8. Easements as shown by recorded plat, including 5 foot easement on the rear of lot.
9. Declaration of Protective Covenants of Southlake (Residential) as set out in instrument recorded in Real 160 page 495 in the Probate Office.
10. Notice of Permitted Land Uses as set out in instrument recorded in Real 1 page 492 in the Probate Office.
12. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129 page 572 in Probate Office.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out Deed Book 127 page 140 and Deed Book 4 page 542 in Probate Office.
14. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
15. Rights of others in and to the use of lake.
16. Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, page 367; Articles of Incorporation of Southlake Townhomes Owner's Association, as recorded in Inc. Book 36, page 747 and in By-Laws relating thereto as recorded in Real 199 page 389 in the Probate Office of Shelby County, Alabama, and in Map Book 12, page 78 in said Probate Office.

17. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 114 page 134 in Probate Office.

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 29, 2018

 (Seal)
Lance K. Cook

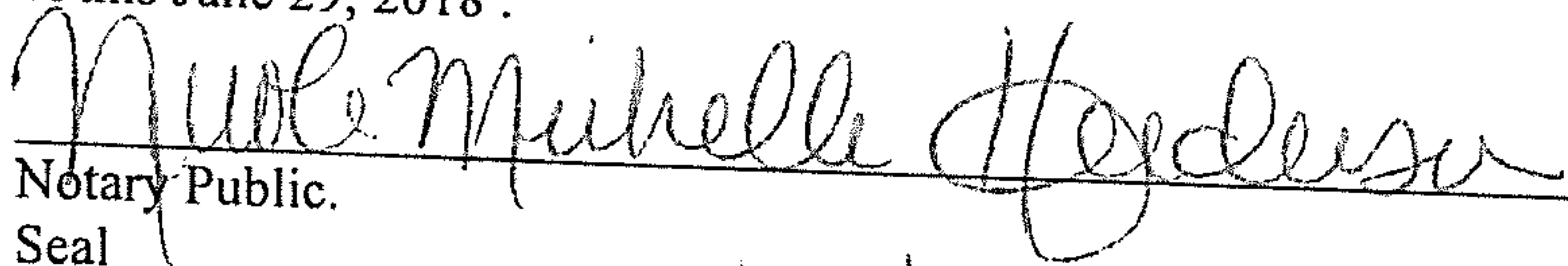
STATE OF Alabama

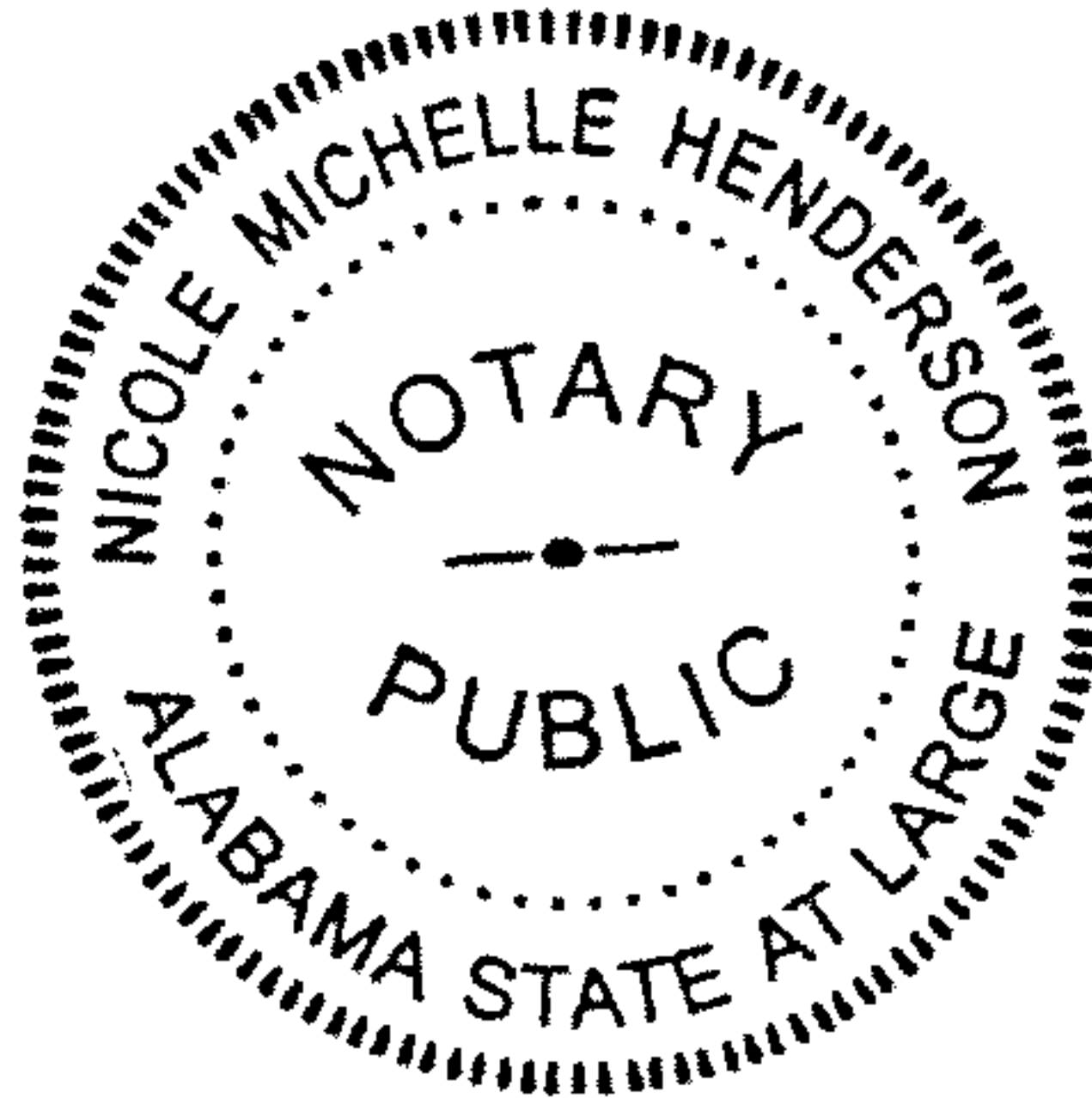
General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lance K. Cook, an unmarried 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 June 29, 2018 .


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 Lance K. Cook
Mailing Address 181 Seacrest Beach Blvd W
Inlet, Florida 32461
Property Address 4540 Lake Valley Drive
Hoover, Alabama 35244

Grantee's Name Sarah Elizabeth Clement
Mailing Address 4540 Lake Valley Drive
Birmingham, Alabama 35244
Date of Sale 06/29/2018

Total Purchase Price \$230,000.00
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
[X] 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 responsibility 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 6-29-18

Print Lance K. Cook

Unattested

(verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2018 03:02:46 PM
\$251.00 CHERRY
20180706000241250

[Signature]