

This Instrument Prepared By: \$ 265,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA §
 §
SHELBY COUNTY § WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS AND NO/100 (\$265,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **MICHAEL A. EASTWOOD and EKATERINA EASTWOOD, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto ANGELO HILL AND TWONATONGASHEKIA HILL FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER THEN TO THE SURVIVOR IN FEE SIMPLE, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT “A”

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

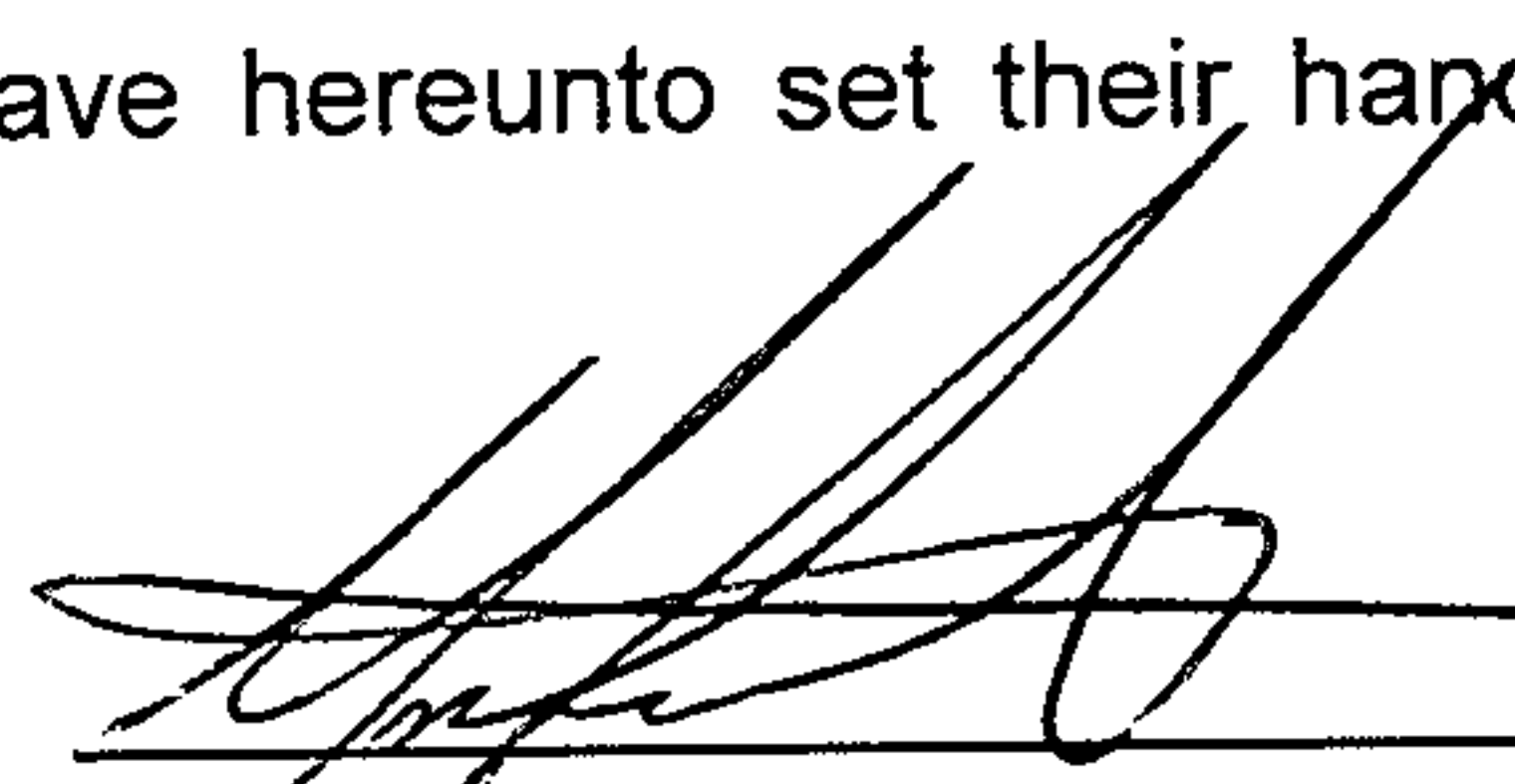
- 1. Taxes for current and subsequent years
- 2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
- 3. Building set back line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
- 4. Declaration of Protective Covenants as recorded in Instrument #1999-32467.
- 5. Easement granted Alabama Power Company by instrument recorded in Official Records Book 139, Page 127; Official Records Book 236, Page 825; Official Records Book 133, Page 210; Official Records Book 31, Page 255; Official Records Book 126, Page 191; Official Records Book 126, Page 192; Official Records Book 126, Page 323; Official Records Book 236, Page 829; Official Records Book 124, Page 519; Official Records Book 126, Page 191; Official Records

Book 139, Page 127 and Official Records Book 236, Page 829.

6. Reservation of oil, gas and minerals contained in instrument recorded in Official Records Book 322, Page 986; Official Records Book 50, Page 716; Official Records Book 50, Page 712; Official Records Book 50, Page 720; Official Records Book 50, Page 724; Official Records Book 50, Page 965; Official Records Book 50, Page 969; Official Records Book 50, Page 977; Official Records Book 50, Page 973 and Official Record Book 53, Page 262.
7. Terms, conditions, obligations, rules, regulations and by-laws of The Arbores of Forest Parks Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20050113000022240.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this
13th day of July, 2018.



MICHAEL A. EASTWOOD


EKATERINA EASTWOOD

STATE OF NC
COUNTY OF Wayne

I, the undersigned Notary Public, in and for said State, hereby certify that, **MICHAEL A. EASTWOOD, husband of Ekaterina Eastwood**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of July, 2018.

(AFFIX NOTARIAL SEAL)

Taryn E White
Notary Public
Wayne County
North Carolina

Taryn E White
NOTARY PUBLIC
My Commission Expires: 06/29/21

STATE OF NC
COUNTY OF Wayne

I, the undersigned Notary Public, in and for said State, hereby certify that, **EKATERINA EASTWOOD, wife of Michael A. Eastwood**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of July, 2018.

(AFFIX NOTARIAL SEAL)

Taryn E White
Notary Public
Wayne County
North Carolina

Taryn E White
NOTARY PUBLIC
My Commission Expires: 06/29/2021

PROPERTY ADDRESS:
201 Arbor Court
Sterrett, AL 35147

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE ON: August 2nd 2018

EXHIBIT A

LOT 1014, ACCORDING TO THE SURVEY OF THE ARBORES OF FOREST PARKS, AS RECORDED IN MAP BOOK 25, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Stewart Title of Alabama, LLC
1101 Hillcrest Rd., Ste 100
Mobile, AL 36695

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Michael A. Eastwood and Ekaterina Eastwood	Grantee's Name	Angelo Hill
Mailing Address	1699 Wall Street, Suite 700 Mount Prospect, IL 60056	Mailing Address	Twonatongashekia Hill
Property Address	201 Arbor Court Sterrett, AL 35147	Date of Sale	August 02, 2018
		Total Purchase Price	\$265,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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	August 02, 2018	Print	Angelo Hill
☒ Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2018 08:24:25 AM
\$28.00 CHERRY
20180807000280040

