

SEND TAX NOTICE TO:  
James Kevin Steele and Dana T. Steele  
135 Overview Drive  
Sterrett, Alabama 35147

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

**20190703000240450**  
**07/03/2019 02:05:37 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Eighty Three Thousand dollars & no cents (\$283,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **John W. Graves and Carrington Wilson, married to each other** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **James Kevin Steele and Dana T. Steele** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 912 ACCORDING TO THE SURVEY OF FOREST PARKS-9TH SECTOR, AS RECORDED IN MAP BOOK 24, AT PAGE 138 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$292,339.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 24, Page 138 A & B.

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 1998, Page 49152 in the Probate Office of Shelby County, Alabama.

Easement for Alabama Power Company recorded in Volume 236 at age 829 in the Probate Office of Shelby County, Alabama.



Right of Way granted to Alabama Power Company by instrument recorded in Volume 139 at page 127; Volume 133 at page 210; Volume 126 at page 191; Volume 126 at page 192; Volume 126 at page 323; and Volume 124 at page 519, in the Probate Office of Shelby County, Alabama.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, Page 262.

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.

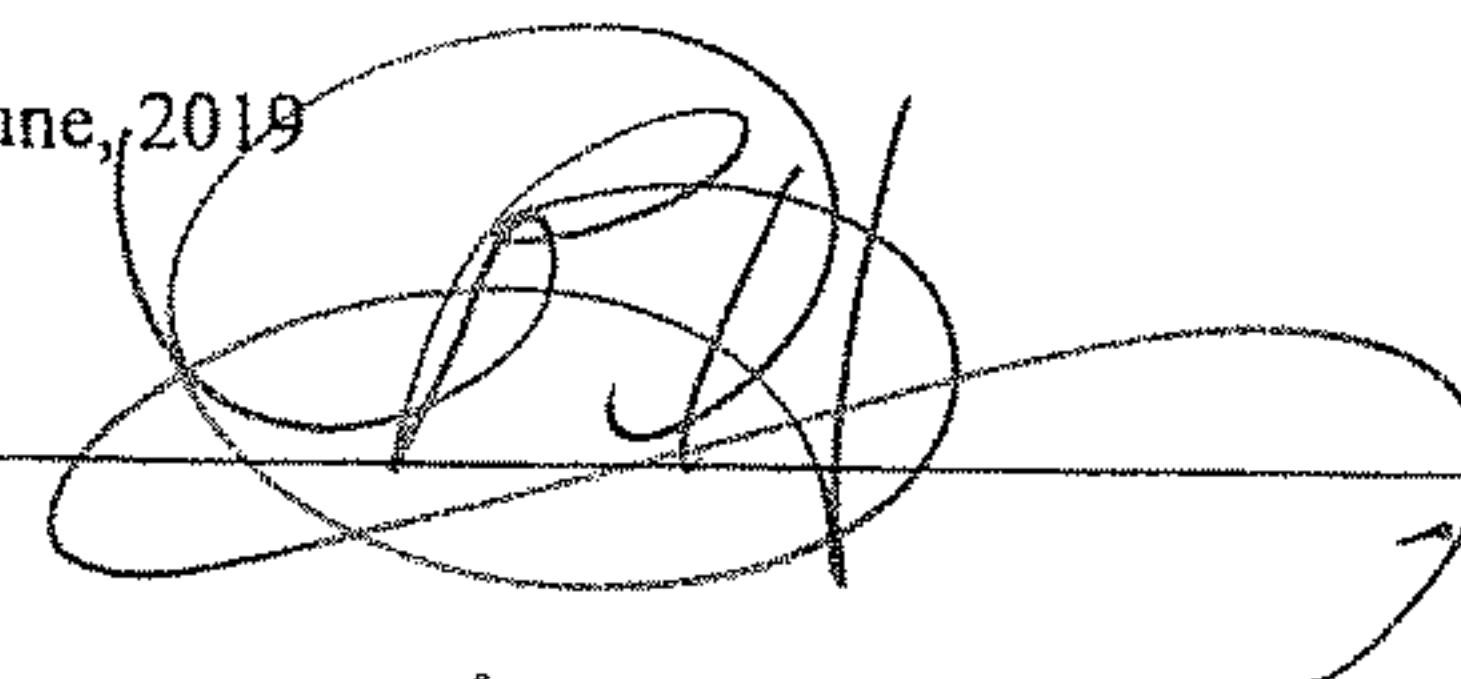
IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 26, 2019**.

\_\_\_\_\_(Seal)  (Seal)  
 \_\_\_\_\_(Seal)  (Seal)  
 John W. Graves  
 Carrington Wilson

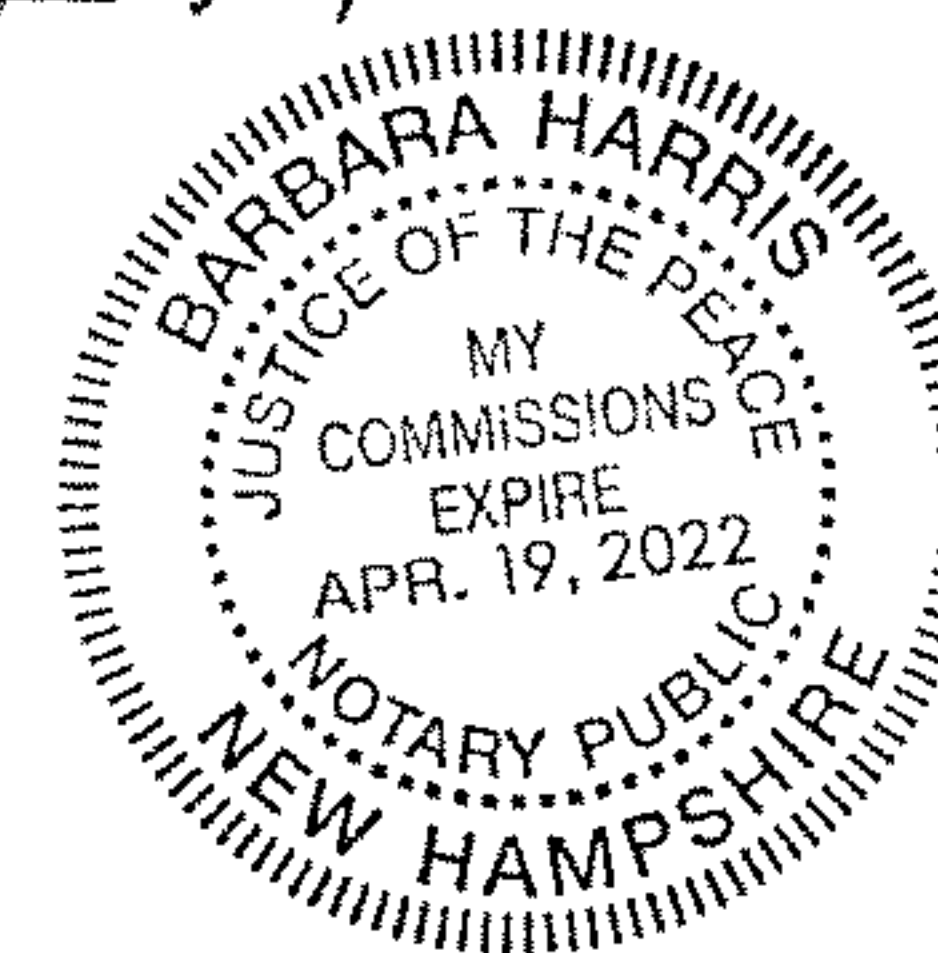
*bn*  
 STATE OF ALABAMA  
*Stratford*  
 JEFFERSON COUNTY  
*New Hampshire*  
 General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John W. Graves and Carrington Wilson, married to each other**, 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 June, 2019

\_\_\_\_\_  
 Notary Public. 

(Seal)  
 My Commission Expires: 4/19/2022



20190703000240450 07/03/2019 02:05:37 PM 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 John W. Graves and Carrington Wilson Grantee's Name James Kevin Steele and Dana T. Steele

Mailing Address 112 Boxwood Lane  
Dover, New Hampshire 03820  
Property Address 135 Overview Drive  
Sterrett, Alabama 35147

Mailing Address 135 Overview Drive  
Sterrett, Alabama 35147

Date of Sale 06/28/2019

Total Purchase Price \$283,000.00

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 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 6-28-19

Print James Kevin Steele

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 02:05:37 PM  
\$22.00 CHARITY  
20190703000240450

Allen S. Bayl