

20200610000234710
06/10/2020 09:38:26 AM
DEEDS 1/4

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Rafael Cabello
4000 Greystone Drive
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this June 5, 2020, That for and in consideration of **THREE HUNDRED SIXTY SIX THOUSAND EIGHT HUNDRED AND NO/100 (\$366,800.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **FRANCES F. SYKES, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **RAFAEL CABELLO**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Parcel I:

Lot 11A, according to a Resurvey of Lots 11 and 12 of Shire Valley Farms, as recorded in Map Book 33, Page 125, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama, subject to 30' ingress, egress, utility and draining easement from the 50' ingress, egress, utility and drainage easement all as shown on Map Book 31, Page 70 filed of record in Instrument No. 2003516000307900.

Also included herewith a 50' ingress, egress, utility and draining easement from County Highway #445 as shown on Map Book 31, Page 70 filed of record in Instrument No. 2003516000307900.

Parcel II:

Lot 17, according to the Survey of Shire Valley Farms, as recorded in Map Book 31, Page 70, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Also included herewith a 50' ingress, egress, utility and draining easement from County Highway #445 as shown on Map Book 31, Page 70 filed of record in Instrument No. 2003516000307900.

Also included herewith a 30' ingress, egress, utility and draining easement from the 50' ingress, egress, utility and drainage easement all as shown on Map Book 31, Page 70 filed of record in Instrument No. 2003516000307900.

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 31, Page 70 and Map Book 33, 125.
7. Easement to Alabama Power Company filed of record in Instruments 20071029000497750
8. Easement to Alabama Power Company filed of record in Instruments 20040910000505320.
9. Restrictions filed of record in Instrument 20030516000307910, Instrument 20030929000652340, and Instrument 20051109000588230.
10. Restrictive Covenants for Shire Valley Farms dated May 15, 2003 and filed of record May 16, 2003 as Instrument 20030516000307910.

Frances F. Sykes is the sole surviving grantee with right of survivorship of those certain deeds filed of record in Instruments 20050525000254530 and 20050525000254530; Laythe E. Sykes having died on March 27, 2020.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 5, 2020.

GRANTOR:

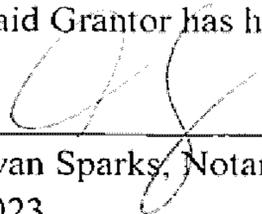


Frances F. Sykes

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Frances F. Sykes, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Frances F. Sykes executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 5, 2020.



C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



Real Estate Sales Validation Form

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

Grantor's Name Frances F. Sykes
Mailing Address P.O. Box 765
Elk Horn City, KY 41522

Grantee's Name Rafael Cabello
Mailing Address 4000 Greystone Drive
Birmingham, Alabama 35242

Property Address Lot 11A MB 33, PG 125 Shire Valley Farms
Lot 17 MB 31, PG 70 Shire Valley Farms

Date of Sale 6/5/20
Total Purchase Price \$ 366,800.00
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 (checked)
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 or 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 6/5/20

Print C. Ryan Sparks

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2020 09:38:26 AM
\$398.00 CHERRY
20200610000234710

Allen S. Boyd