

**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:**  
Enildo J. Avila  
110 Flagstone Drive  
Chelsea, Alabama 35043

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this October 23, 2020**, That for and in consideration of **THREE HUNDRED THOUSAND  
AND NO/100 (\$300,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **RANDEE C. LANHAM, 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, **ENILDO J. AVILA  
AND NANCY M. KEMP, TRUSTEES OF THE ENILDO J. AND MARIA L. AVILA LIVING  
TRUST DATED SEPTEMBER 23, 2010** (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:

Lot 23, according to the Survey of Flagstone, as recorded in Map Book 36, Page 131, Shelby County, Alabama Records

Subject to:

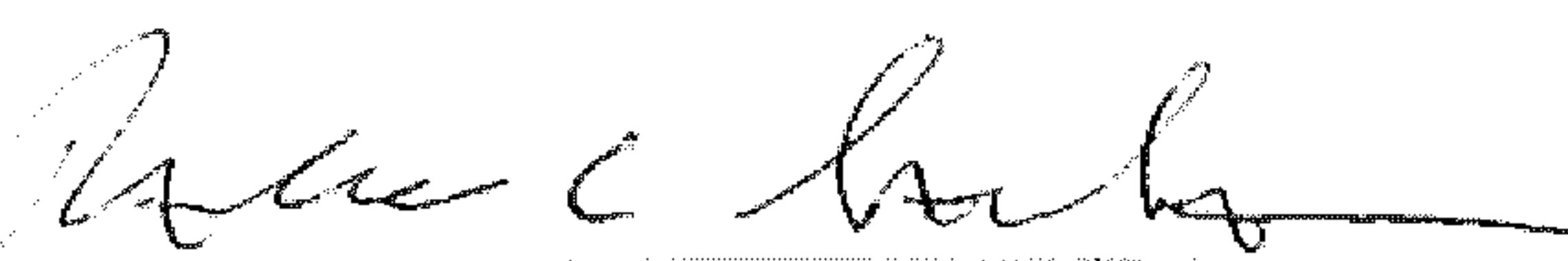
1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. 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 36, Page 131.
7. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 230, Page 834; Deed Volume 236, Page 158; Deed Volume 216, Page 616; Deed Volume 230, Page 832 and Deed Volume 232, Page 560.
8. Drainage Easement as set out in Deed Volume 232, Page 560.
9. Easement conveyed by instrument recorded in Inst. 1999-31796.
10. Coal, oil, gas and other mineral interest in, to or under the land.
11. Restrictions appearing of record in Inst. #20060421000186810.

**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 October 23, 2020.

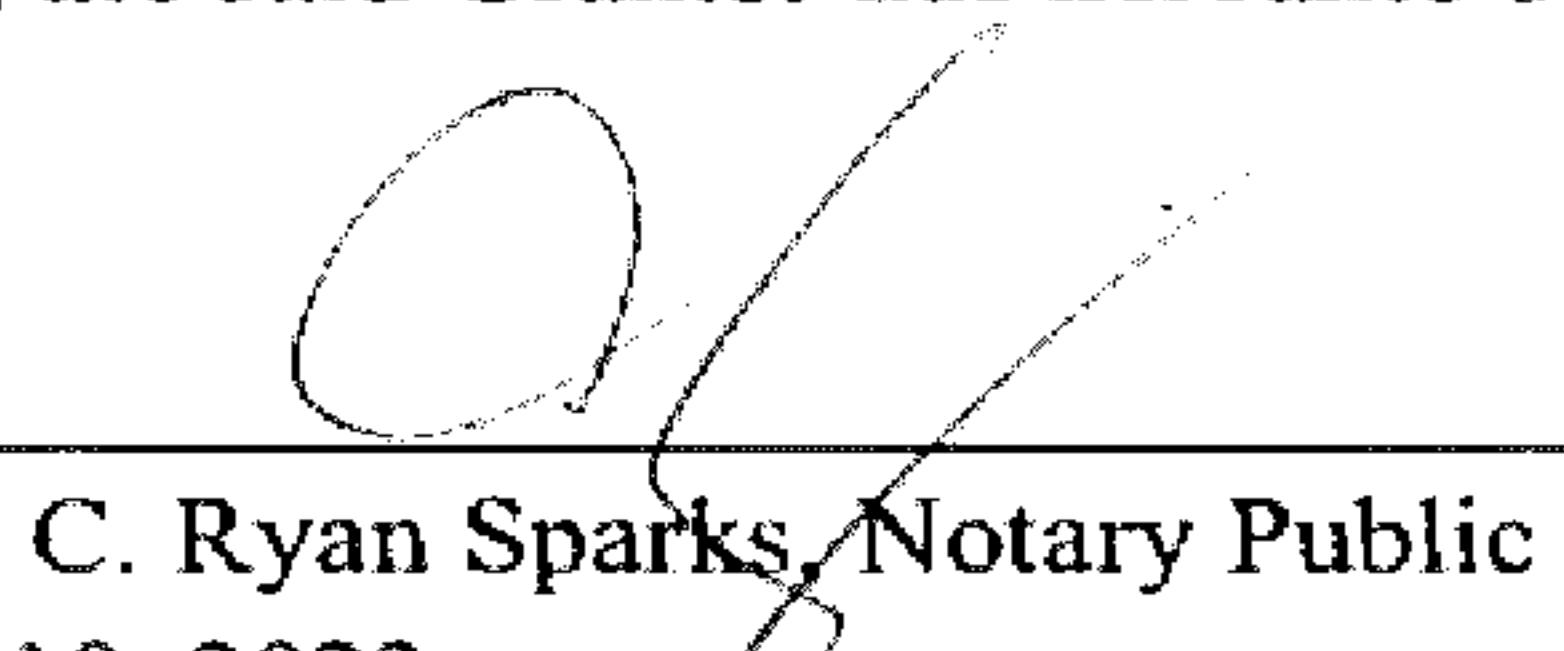
**GRANTOR:**

  
\_\_\_\_\_  
Randee C. Lanham

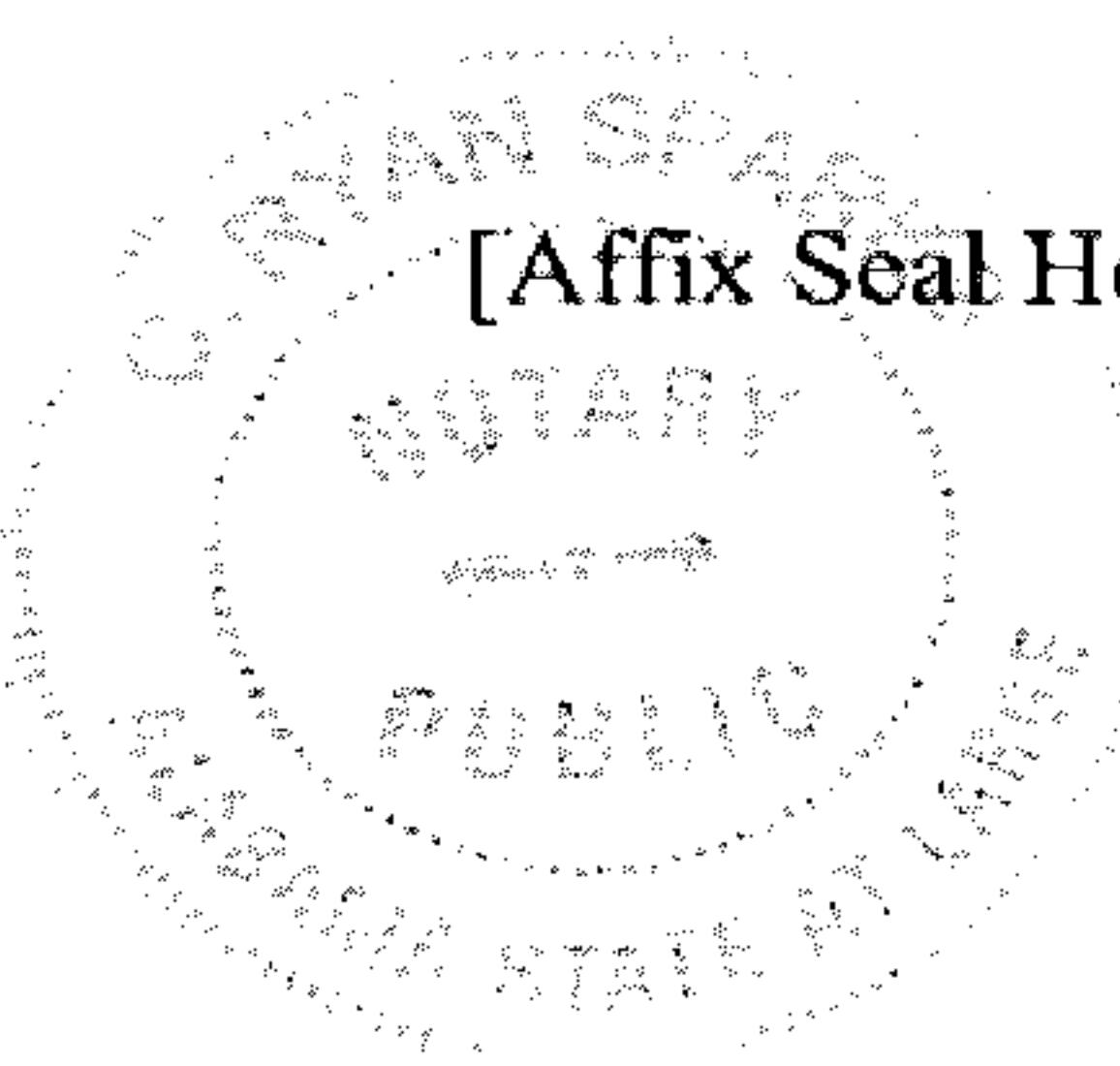
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Randee C. Lanham, 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, Randee C. Lanham 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 October 23, 2020.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/03/2020 11:25:17 AM  
\$329.00 MISTI  
20201103000497280

20201103000497280 11/03/2020 11:25:17 AM DEEDS 3/3

*Allen S. Baylor*

### Real Estate Sales Validation Form

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

Grantor's Name Randee C. Lanham  
Mailing Address  
110 Flagstone Drive  
Chelsea, AL 35043

Grantee's Name The Enildo J. and Maria L. Avila  
Mailing Address Living Trust dated Sept 23 2010  
110 Flagstone Drive  
Chelsea, AL 35043

Property Address 110 Flagstone Drive  
Chelsea, AL 35043

Date of Sale 10/23/20  
Total Purchase Price \$ 300,000.00  
or  
Actual Value \$  
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 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 10/23/20

Print C. Ryan Sparks

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1