

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Tonya L. Robles
155 Heather Ridge Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND NINE HUNDRED AND 00/100 (\$285,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Candace S. Brown, and spouse, Timothy Brown** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tonya L. Robles** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **155 Heather Ridge Drive Pelham, AL 35124**

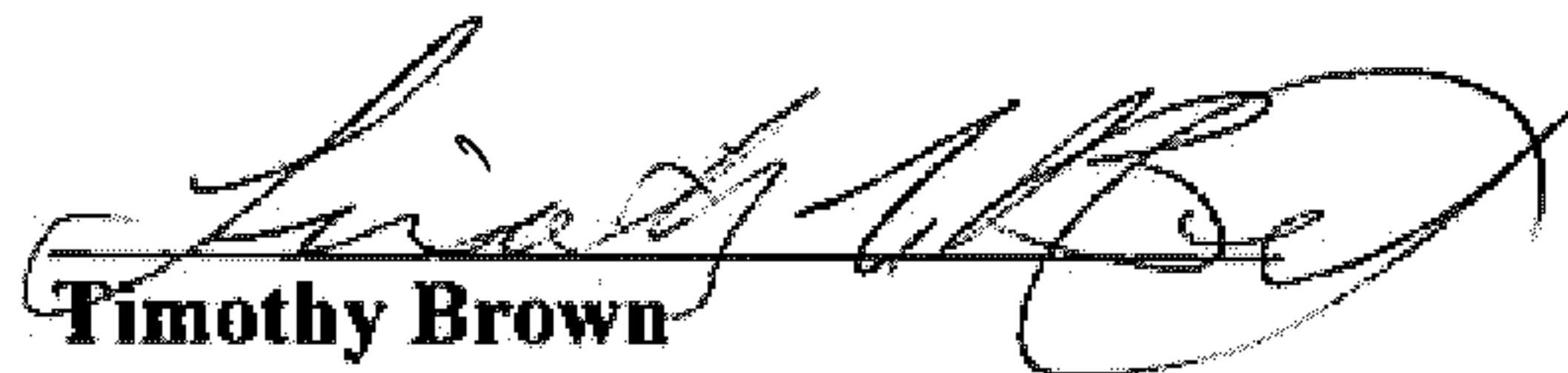
\$280,721.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 herein above 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 said County; and that GRANTORS will, and GRANTORS' 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, said GRANTORS have hereunto set their hands and seals this **20th day of November, 2020.**

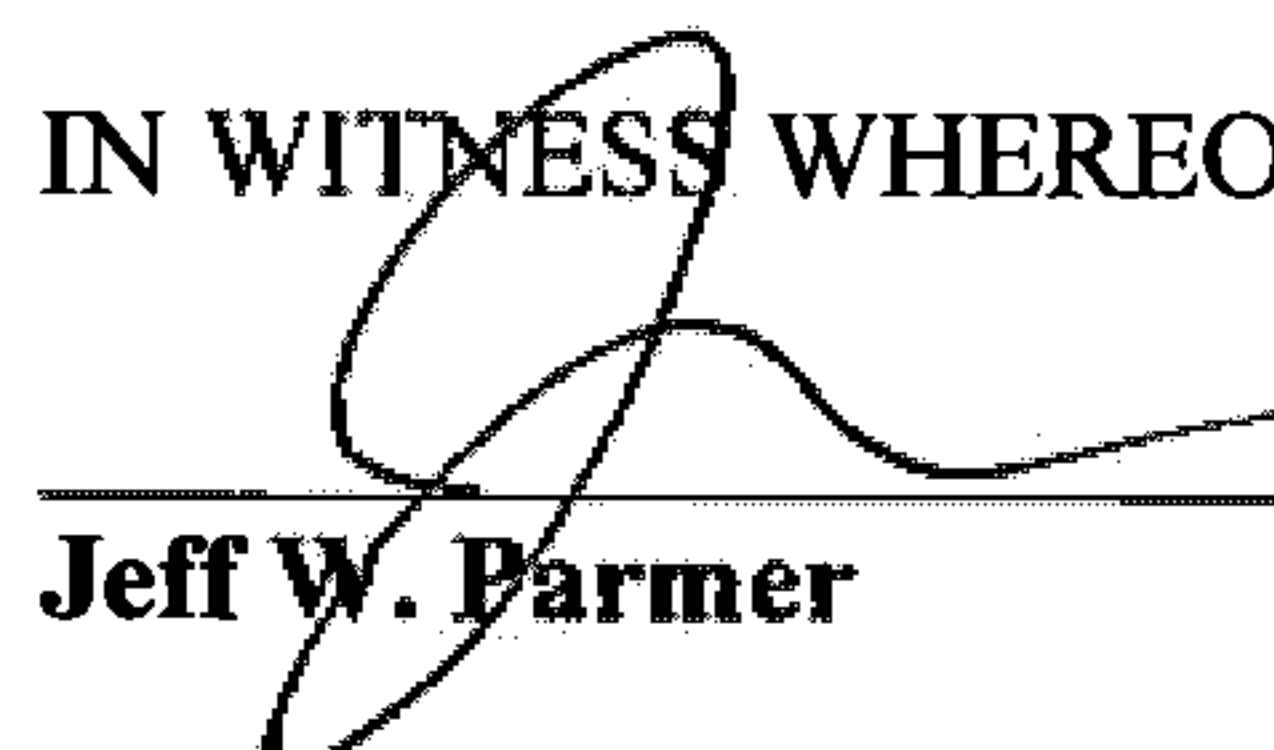

Candace S. Brown


Timothy Brown

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Candace S. Brown and Timothy Brown** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th day of November, 2020.**


Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



Exhibit A

Legal Description

Parcel 1

Lot 3, according to the Map and Survey of Amended Map of Mobley Addition to Heather Ridge, recorded in Map Book 29, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of Lot 56 of Heather Ridge, 1st Addition, Phase 2, as recorded in Map Book 17, Page 124, in the Judge of Probate Office of Shelby County, Alabama, said point being on the North right of way line of Heather Ridge Drive; thence run North along the East line of said Lot 56 for 200.00 feet to the NE corner of said Lot 56, said point also being the SW corner of Lot 15 of Heather Ridge, 2nd Addition, Phase 1, as recorded in Map Book 20, Page 22 in the Judge of Probate Office of Shelby County, Alabama; thence turn 90 degrees right and run Easterly along the South line of said Lot 15 and the South line of Lot 16 of said Heather Ridge, 2nd Addition, Phase 1 for 141.28 feet to a point on the Westerly line of a 60.00 foot wide Alabama Power Company Easement; thence turn 121 degree 05 minutes 09 seconds right and run Southwesterly along said easement and along the Westerly line of Lot 3 of the Amended Map of Mobley Addition to Heather Ridge, as recorded on Map Book 29, Page 66 in the Judge of Probate Office of Shelby County, Alabama for 187.60 feet to a point on the North ROW line of said Heather Ridge Drive, said point beginning on a curve to the left, said curve subtending a central angle of 69 degrees 08 minutes 59 seconds and having a radius of 50.00 feet; thence turn 15 degrees 01 minutes 34 seconds right to the chord of said curve and run Southwesterly along the arc of said curve and along said ROW line of 60.34 feet to the end of said curve; thence from the chord of said curve turn 43 degrees 53 minutes 17 seconds right and West along said ROW line for 3.51 feet to the POB.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Candace S. Brown
 Mailing Address Timothy Brown
1131 Grand Ridge Drive
Pelham, AL 35124

Grantee's Name Tonya L. Robles
 Mailing Address 155 Heather Ridge Drive
Pelham, AL 35124

Property Address 155 Heather Ridge Drive
Pelham, AL 35124

Date of Sale 11/21/2020
 Total Purchase Price \$285900.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/24/2020 02:36:47 PM
 \$36.50 CHERRY
 20201124000540670

Ann S. Byrd

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 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 11/23/20

Print Jeff W. Parmer

☐ Unattested

Sign *Jeff W. Parmer*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1