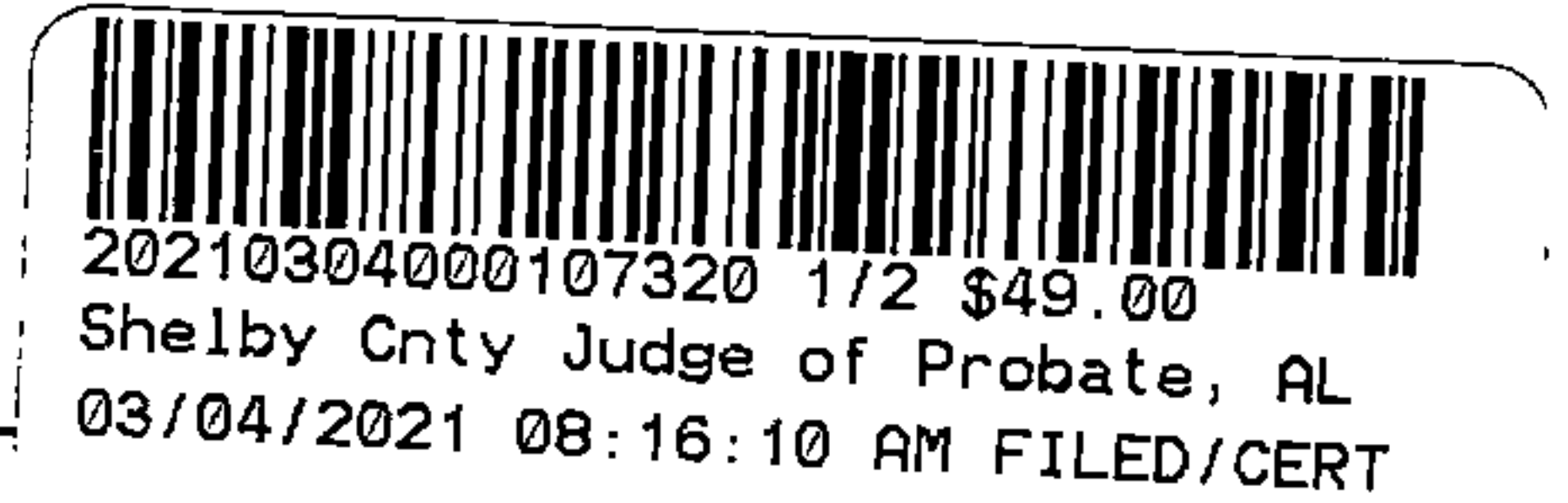


This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

Send Tax Notice To: Ryan A. Long
1900 Janeway Pass
Hoover, AL 35244

File No.: 2021118

WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Seventy Seven Thousand Five Hundred Dollars and No Cents (\$477,500.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Arthur W. Cable Jr. and Carol A. Kutik, Husband and Wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ryan A. Long**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1900 Janeway Pass, Hoover, AL 35244**; to wit;

LOT 508, ACCORDING TO THE SURVEY OF LAKE WILBORN, PHASE 5A, RECORDED IN MAP BOOK 51, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2021, and subsequent years.**
2. **Right of Way to Alabama Power in Inst. #20170327000102320; #20170206000403430; #20190717000253990; #20200512000186370; #20200512000186360 & #20201223000591350**
3. **Reservation, Grant of Land Easement and Restrictive Covenants in #2016017965, and amendments thereto**
4. **Easement in Inst. #20160226000058730 and amendment in #20180507000154480**
5. **Transmission Line Permit in Deed Book 138, Page 914; Deed Book 138, Page 96; Deed Book 143, Page 353 and Deed Book 238, Page 137**
6. **Declaration of Protective Covenants in #20170913000333990, and Amendments thereto**
7. **Power and provisions in the Articles of Incorporation in #2017094767**

\$453,625.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of February, 2021.


Arthur W. Cable Jr.


Carol A. Kutik

Shelby County, AL 03/04/2021
State of Alabama
Deed Tax: \$24.00

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Arthur W. Cable Jr. and Carol A. Kutik, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2021.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2021



Real Estate Sales Validation Form

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

Grantor's Name <u>Arthur W. Cable Jr.</u> <u>Carol A. Kutik</u> <hr/> Mailing Address _____ _____ _____, AL _____ <hr/> Property Address <u>1900 Janeway Pass</u> <u>Hoover, AL 35244</u>	Grantee's Name <u>Ryan A. Long</u> <hr/> Mailing Address <u>1900 Janeway Pass</u> <u>Hoover, AL 35244</u> <hr/> Date of Sale <u>February 16, 2021</u> Total Purchase Price <u>\$477,500.00</u> or _____ Actual Value _____ or _____ Assessor's Market Value _____
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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)

<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Sales Contract <input checked="" type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> 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.

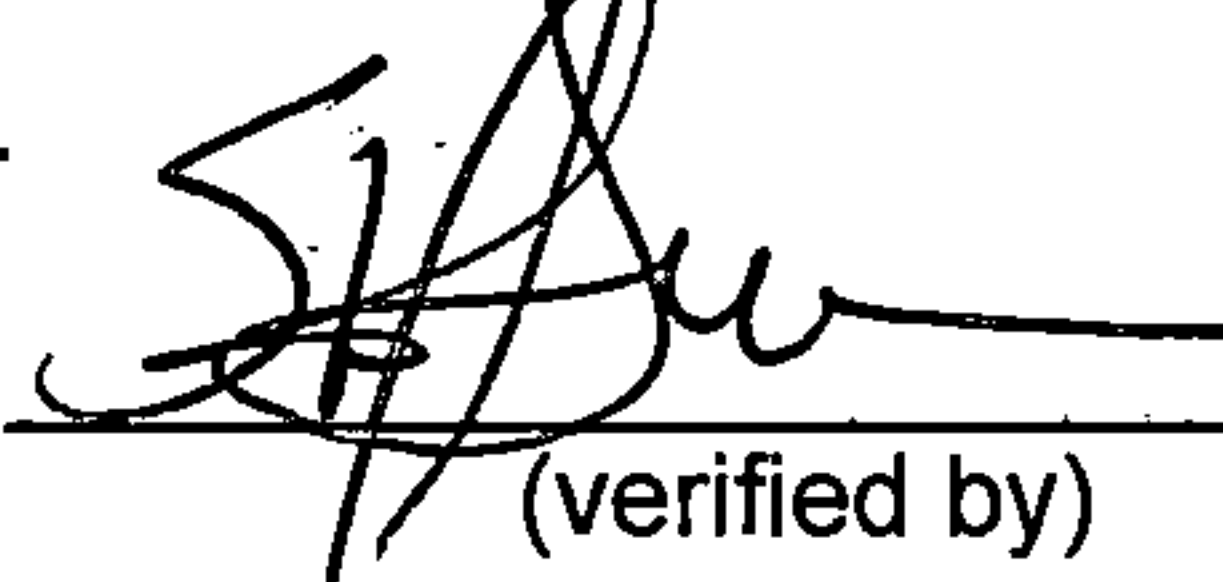
Date of Sale - the date on which interest to the property was conveyed.

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 <u>February 15, 2021</u>	 _____ (verified by)	Print <u>Arthur W. Cable Jr.</u>	 _____ (Grantor/Grantee/Owner/Agent) circle one
_____ Unattested		Sign _____	

