

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: Linda J. Hooton  
5204 Crossings Parkway  
Hoover, AL 35242

File No.: 2021119

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sonya C. LaRussa, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Linda J. Hooton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 5204 Crossings Parkway, Birmingham, AL 35242**; to wit;

**LOT 433, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, FOURTH SECTOR, PHASE TWO, AS RECORDED IN MAP BOOK 36, PAGE 149, 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 Company recorded in Book 220, Page 67 and Book 217, Page 750, Inst. #20050803000391990; Inst. #20050803000391980; Inst. #20060201000052420; and in Inst. #20040204000057770, in the Probate Office of Shelby County, Alabama.**
3. **Agreement with the City of Hoover as recorded in Inst. #20050322000127490,**
4. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Misc. Volume 27, Page 381; Inst. #20060426000194980; Inst. #20050322000129490; Inst. #20050413000172750; and Inst. #20050413000172740, in the Probate Office of Shelby County, Alabama.**
5. **Easement as shown in Inst. #1993-31528 and in Inst. #1993-31529,**
6. **Title to all oil, gas and minerals within and underlying the premises, together with all oil 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 Real Volume 319, Page 293**
7. **Any riparian rights with respect to Moon Glow Lake bordering property.**
8. **Easement to the City of Hoover as shown in Inst. #2000-25987,**
9. **Power lines, drainage and other matters as shown on survey of Paragon Engineering, Inc., dated 5/7/97 and on survey of Laurence D. Weygand dated 1/27/05.**
10. **Memorandum of Lease to Foresite, LLC as shown in Inst. #20021217000632730,**
11. **Amendment to Restrictive Covenants (Sanctuary) as recorded in Inst. #20060516000230000,**
12. **Reservation as found in Inst. #20070625000296650, in the Probate Office of Shelby County, Alabama.**

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 25th day of March, 2021.

  
\_\_\_\_\_  
Sonya C. LaRussa

State of Alabama

20210401000162680 04/01/2021 01:56:06 PM DEEDS 2/3

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Sonya C. LaRussa, 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.

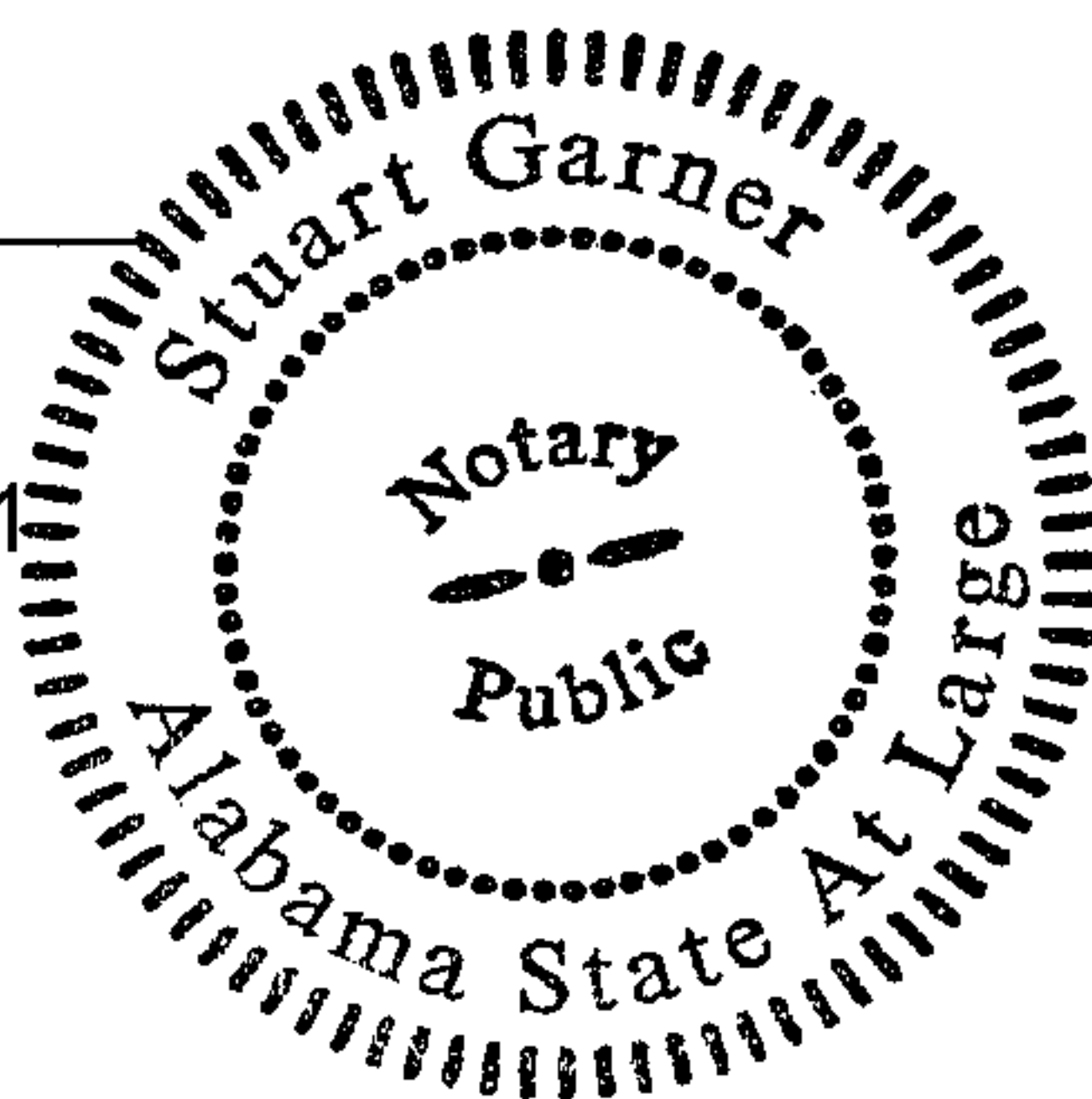
Given under my hand and official seal this the 25th day of March, 2021.



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	Sonya C. LaRussa	Grantee's Name	Linda J. Hooton
Mailing Address		Mailing Address	5204 Crossings Parkway
	, AL		Hoover, AL 35242
Property Address	5204 Crossings Parkway	Date of Sale	March 25, 2021
	Birmingham, AL 35242	Total Purchase Price	\$375,000.00
		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	_____	Appraisal
<u>X</u>	Sales Contract	_____	Other
<u>X</u>	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 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	March 24, 2021	Print	Sonya C. LaRussa
_____	Unattested	Sign	<u>Sonya C. LaRussa</u>
	(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  
04/01/2021 01:56:06 PM  
\$403.00 CHERRY  
20210401000162680

Allen S. Bayl