

SEND TAX NOTICE TO:
Nicholas Guy Waldrop
4906 Monona Circle
Birmingham, Alabama 35244

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand dollars & no cents (\$315,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **John Shayne Arnwine, an unmarried man and Kimberly Arnwine, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Nicholas Guy Waldrop** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 6, BLOCK 1, ACCORDING TO THE SURVEY OF INDIAN VALLEY, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$299,250.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 5, Page 99.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damages to persons or property as a result of the exercise of such rights as recorded in Deed Book 181, Page 385.

Building and setback lines of 35 feet as recorded in Map Book 5, Page 99, in the probate office of Shelby County, Alabama.

Flooding of Acton Creek as shown by recorded plat.

Covenants, conditions and restrictions as set forth in the document recorded in Miscellaneous Book 1, Page 207, in the probate office of Shelby County, Alabama.

Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 102, Page 55, Deed Book 119, Page 297; Deed Book 102, Page 53, Deed Book 103, Page 43 and Deed Book 107, Page 121.

Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph as recorded in Deed Book 275, Page 226, in the office of the Judge of Probate of Shelby County, Alabama.

Riparian and other rights created by the fact that subject property lies adjacent to Acton Creek.

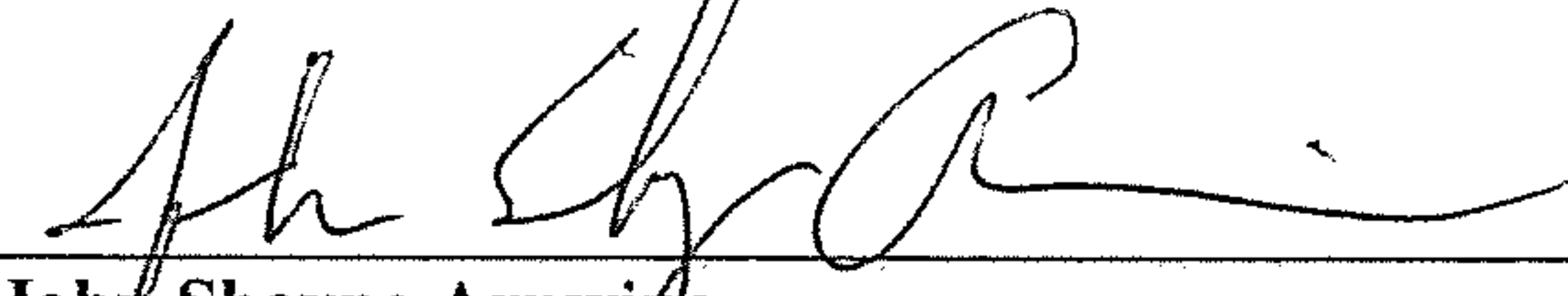

Easement to the Five Ts, Inc. as recorded in Deed Book 279, Page 487, in the Probate Office of Shelby County, Alabama.

Easement/right of way in favor of Alabama Power Company filed 12/3/2021 in Book 2686, page 72.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 13, 2022** .


_____(Seal)
John Shayne Arnwine

_____(Seal)
Kimberly Arnwine

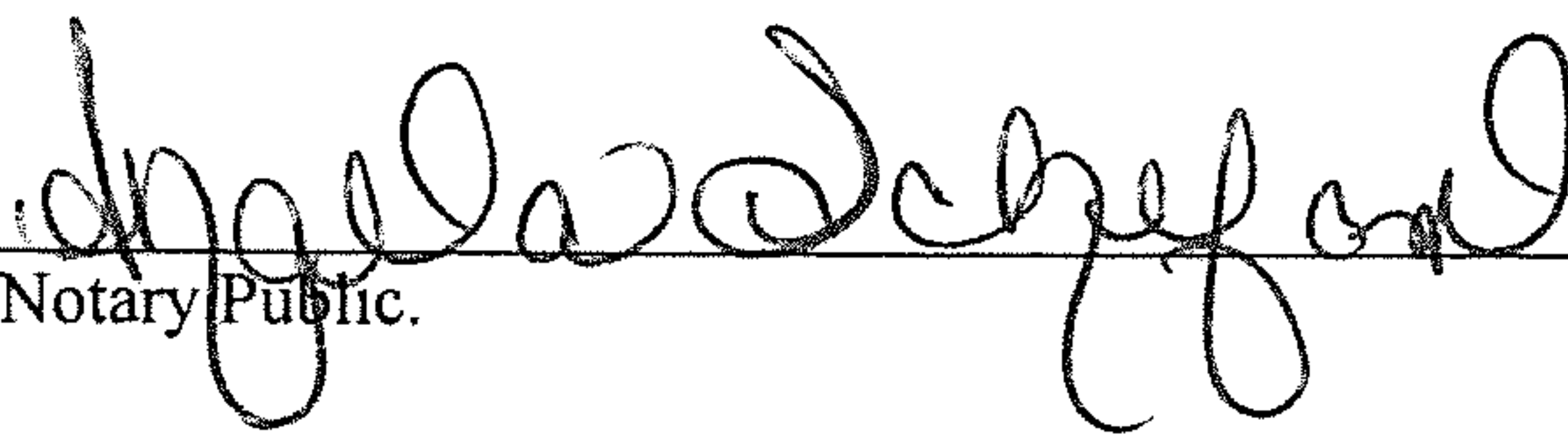
STATE OF ALABAMA

General Acknowledgement

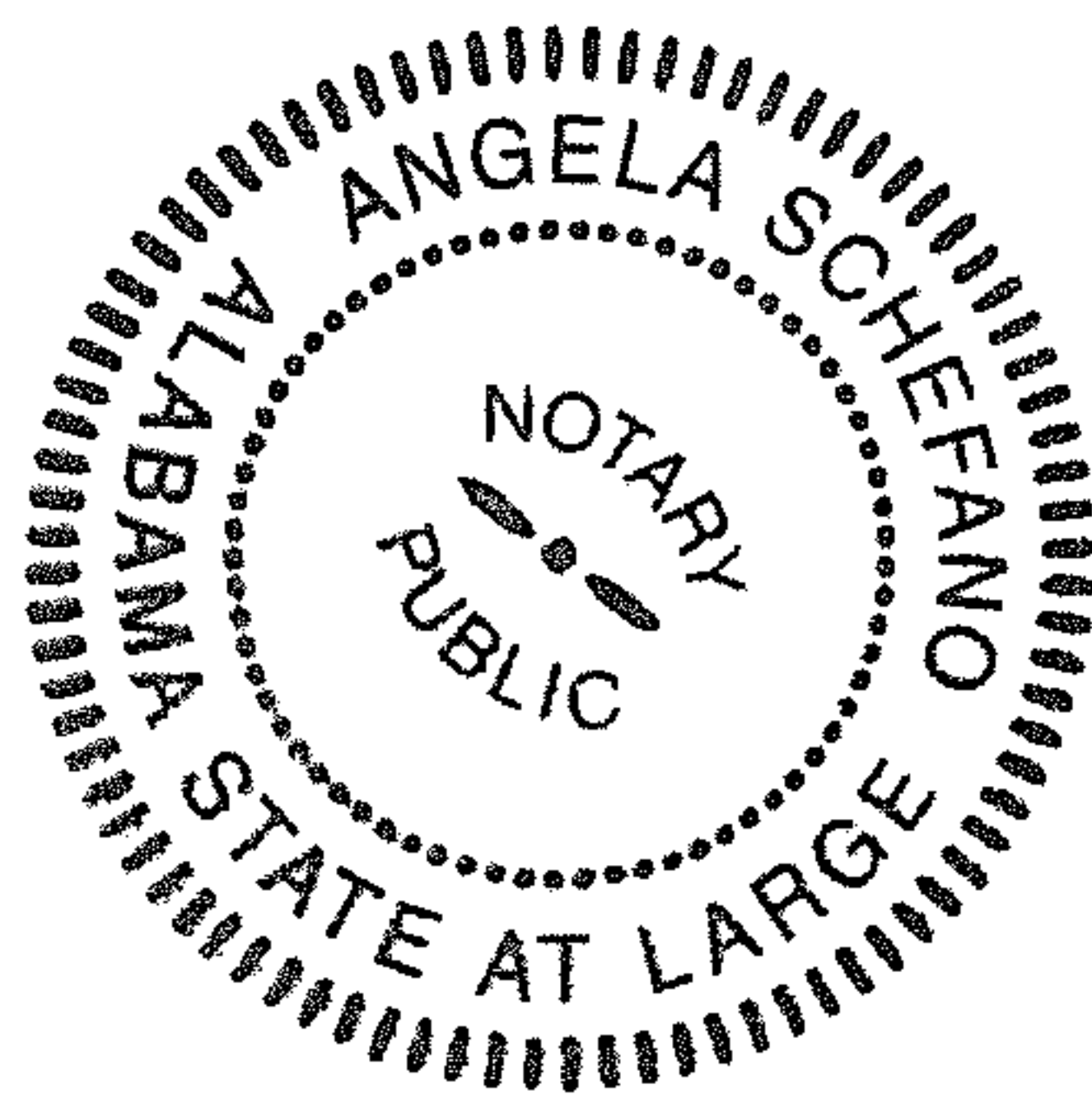
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Shayne Arnwine, an unmarried man and Kimberly Arnwine, an unmarried woman** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, 2022



Notary Public.
(Seal)
My Commission Expires: 5/12/2025



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name John Shayne Arnwine and Kimberly Arnwine

Grantee's Name Nicholas Guy Waldrop

Mailing Address 203 Yellowhammer Drive
Alabaster, Alabama 35007
Property Address 4906 Monona Circle
Birmingham, Alabama 35244

Mailing Address 4906 Monona Circle
Birmingham, Alabama 35244

Date of Sale 01/13/2022

Total Purchase Price \$315,000.00

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
 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 1/13/22

Print Nicholas Guy Waldrop

Unattested

(JB)
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2022 08:04:10 AM
\$44.00 JOANN
20220118000019170

Allie S. Boyd