

SEND TAX NOTICE TO:
Scott R. Wheeler
24207 Hilbun Way
Birmingham, Alabama 35242

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 **One Hundred Twenty Five Thousand dollars & no cents (\$125,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James Hernandez and Heather Hernandez, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Scott R. Wheeler** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1502, ACCORDING TO THE SURVEY OF EAGLE POINT 15TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$93,750.00 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 26, Page 35.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20150914000319680 and Inst. No. 1999-44778 and Volume 206, page 448 in the Probate Office of Shelby County, Alabama.

Rights of upstream and downstream riparian owners with respect to any lake or stream.

Restrictions with easement recorded in Instrument No. 2000-11861.

Transmission Line Permit to Alabama Power Company as recorded in Volume 149, page 380 and Volume 111, page 408.

Declaration of Easement recorded in Instrument No. 1993-24183.

Right of Way recorded in Volume 029, page 848.

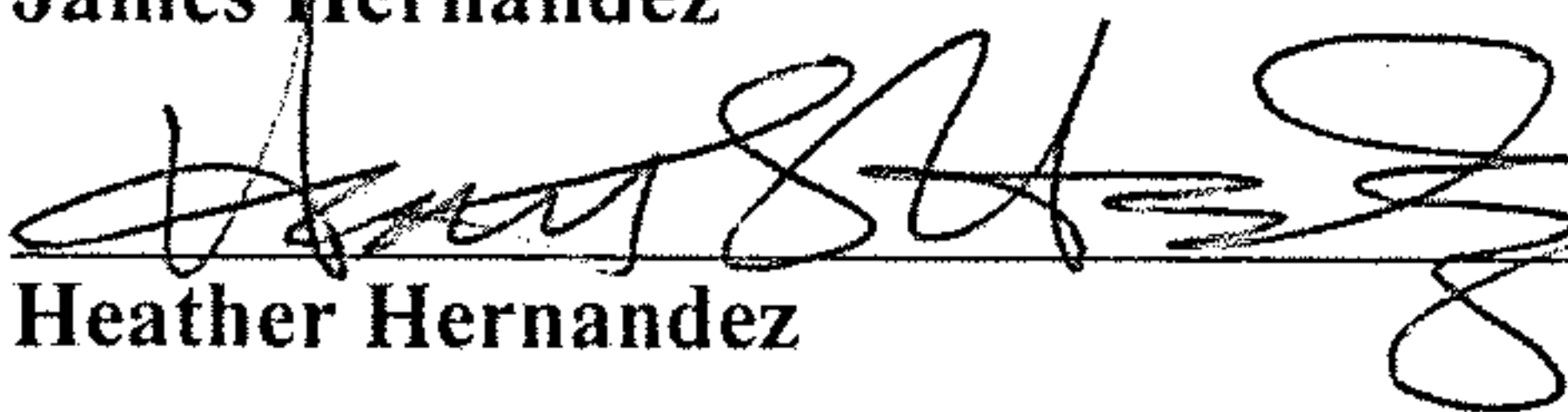
Easements and right of way for road and utilities as set out in Condemnation Case#19-287 and filed for record in Lis Pendens Book 42, page 263, refiled in Instrument No 1993-03429 and Lis Pendens Book 42, page 303, refiled as Instrument No, 1992-03427 and amended in Lis Pendens Book 42, page 287, filed in Instrument No. 1992-03428 and set out in Inst. No. 1993-08450.

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 **May 2, 2022** .


_____(Seal)
James Hernandez


_____(Seal)
Heather Hernandez

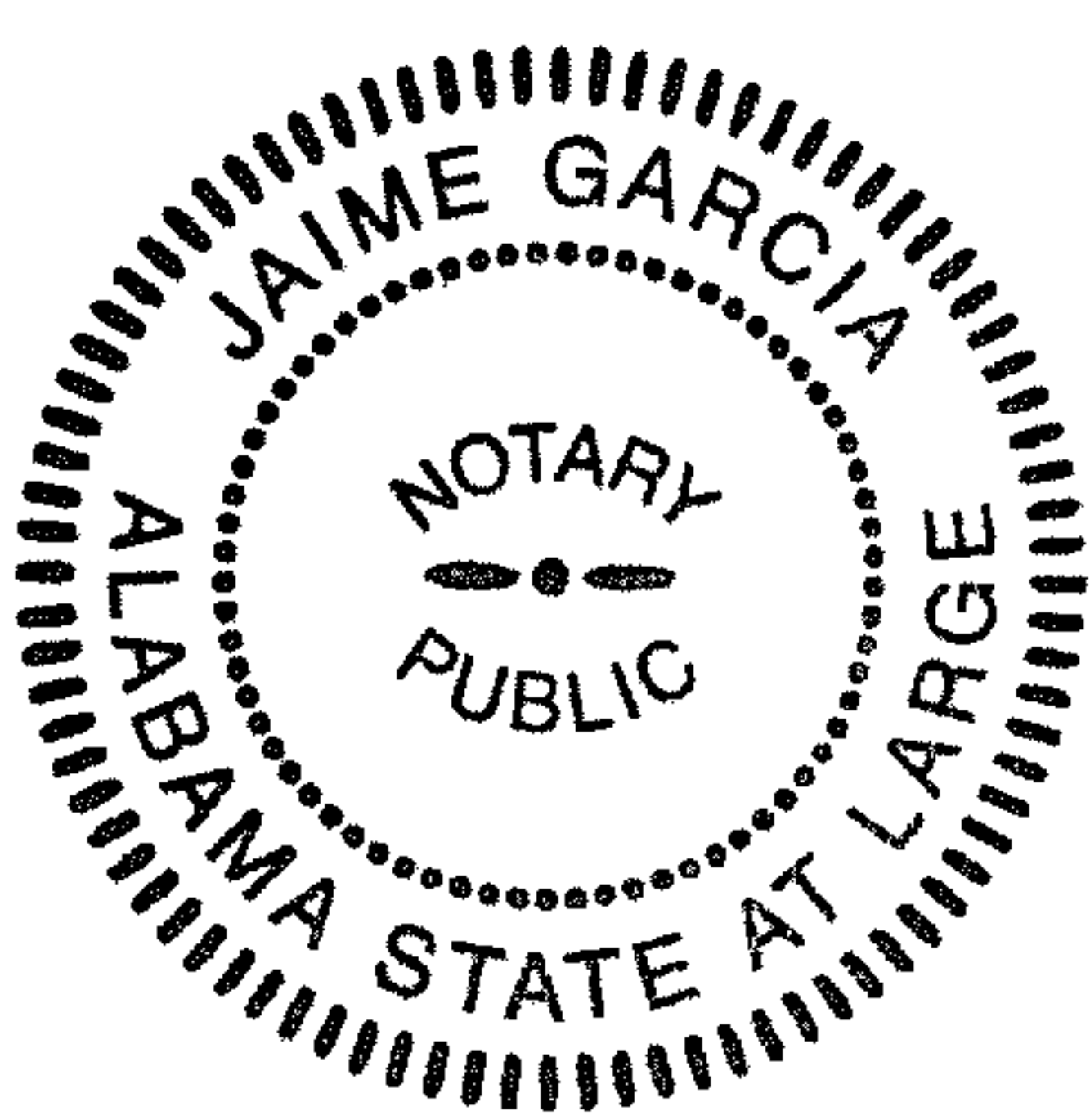
STATE OF ALABAMA

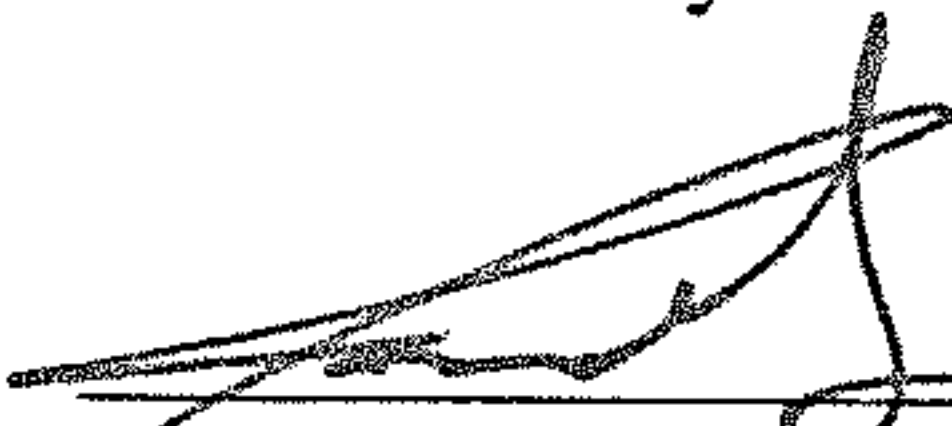
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Hernandez and Heather Hernandez, husband and wife** , 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 2nd day of May, 2022





Notary Public.

(Seal)

My Commission Expires: 02/02/26

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 James Hernandez and Heather Hernandez

Grantee's Name Scott R. Wheeler

Mailing Address 253 Cahaba Oaks Trail
Pelham, Alabama 35124Mailing Address 24207 Hilbun Way
Birmingham, Alabama 35242Property Address 6004 Eagle Valley Court,
Birmingham, Alabama 35242Date of Sale 05/02/2022Total Purchase Price \$125,000.00

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.

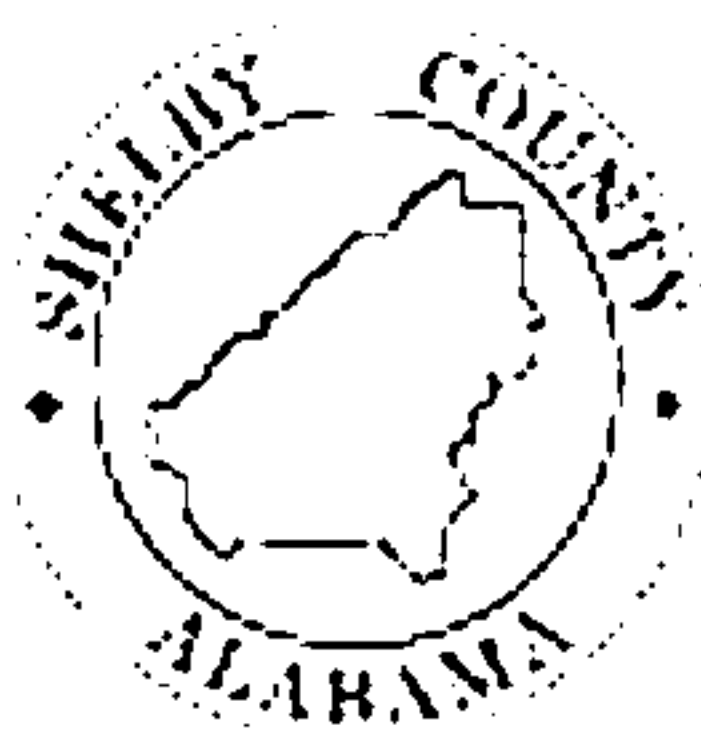
Date of Sale - the date on which interest to the property was conveyed.

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 curreny 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 5/2/2022Print Scott R. Wheeler☐ Unattested
(verified by)Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/04/2022 03:49:24 PM
 \$59.50 JOANN
 20220504000183590

