

20220801000300140
08/01/2022 02:28:48 PM
DEEDS 1/3

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of five hundred twenty five thousand and no/100 dollars (\$525,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, James P. Cather, a single person (**Grantors**) whose address is P. O. Box 313, Birmingham, Alabama 35201-0313 does grant, bargain, sell and convey unto Alan C. Fuller and Marla W. Fuller (**Grantees**) whose address is 8 Pinehurst Green, Shoal Creek, Alabama 35242, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 37A, according to the Resurvey of Lots 29, 20, 31, 36 and 37, Shoal Creek as recorded in Map Book 25, Page 64, in the Probate Office of Shelby County, Alabama. aka 8 Pinehurst Green, Shoal Creek, Alabama 35242

Subject to:

Ad Valorem Taxes due October 1, 2022.

Restrictions as shown by recorded Map.

Declaration of Covenants Conditions and Restrictions of Shoal Creek Subdivision as recorded in Misc. Volume 19, page 861; Amendment to Declaration as recorded in Misc. Volume 23, page 564; Amendment to Declaration as recorded in Misc. Volume 23, page 567; Amended and Restated Protective Covenants for Shoal Creek Real 370, page 938; Second Amended and Restated Protective Covenants of Shoal Creek as recorded in Instrument 20091016000392120 and Third Amended and Restated Protective Covenants of Shoal Creek as recorded in Instrument 20150505111147980, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Misc. Volume 21, page 855; Misc Volume 26, page 746; Volume 26, page 848; Real 62, page 610; Real 106, page 513; Real 103, page 516 and Real 130, page 588, in the Probate Office of Shelby County, Alabama.

Restrictive Covenants regarding Alabama Power Company Easements as recorded in Real 298, page 889 and Real 298, page 918, in the Probate Office of Shelby County Alabama.

Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 356, page 420 and Volume 306, page 242, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 129, page 294, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Volume 308, page 651; Volume 318, page 588; Volume 318, page 597; Real 133, page 599; Instrument 2002/6356; Instrument 2002/6363; Instrument 20161229000472630 and Instrument 20180131000033270 in the Probate Office of Shelby County, Alabama.

Powers and provisions as set out in the Articles of Incorporation of Shoal Creek Association Inc. as recorded in Misc Volume 15, page 69; Amendment to Articles as recorded in Misc. Volume 15, page 679; Amendment to Articles as recorded in Instrument 20091223000468240 and Amendment to Articles as recorded in Instrument 20091223000468250 in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

Sanitary Sewer Easement Agreement to Double Oak Water Reclamation LLC as recorded in Instrument 20160415000124550 and Instrument 20160415000124560, in the Probate Office of Shelby County, Alabama.

\$420,000.00 of the consideration was paid form the proceeds of a purchase money mortgage

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, their

heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 1st day of August, 2022.

James P. Cather SEAL
James P. Cather

State of Alabama
County of Jefferson

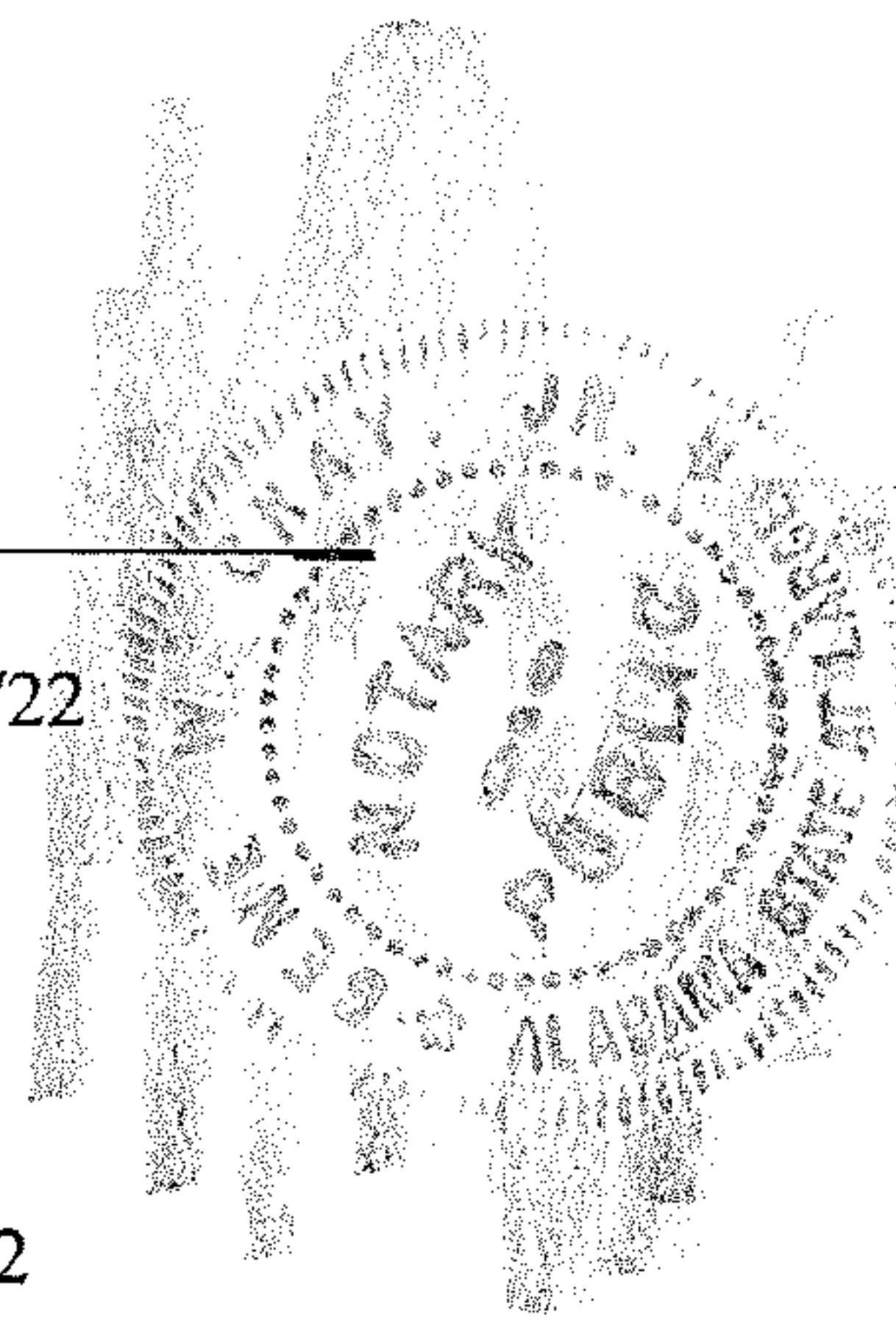
I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that James P. Cather whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 1st day of August, 2022.

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
File 222222

Notary Public
Commission Expires: 11/09/22

Send Tax Notice To:
Alan C. Fuller
Marla W. Fuller
8 Pinehurst Green
Shoal Creek, Alabama 35242
03-7-35-0-000-058.000



Real Estate Sales Validation Form

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

Grantor's Name JAMES P. CATHER
Mailing Address P.O. BOX 313
BIRMINGHAM, AL 35201-0313

Grantee's Name ALAN C. FULLER
MARLA W. FULLER
MAILING ADDRESS 8 PINEHURST GREEN
SCHOAL CREEK, AL 35242

Property Address 8 PINEHURST GREEN
SCHOAL CREEK, AL 35242

Date of Sale 08/01/2022
Total Purchase Price \$ 525,000.00
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
 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 9/12/22

Print / GENE W. GRAY, JR.

Unattested

Sign 1412 

(verified by)

~~Grantor/Grantee/Owner/Agent~~ (circle one)

Form RT-1



(verified by)
**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2022 02:28:48 PM
\$133.00 JOANN
20220801000300140**

Allen S. Beal