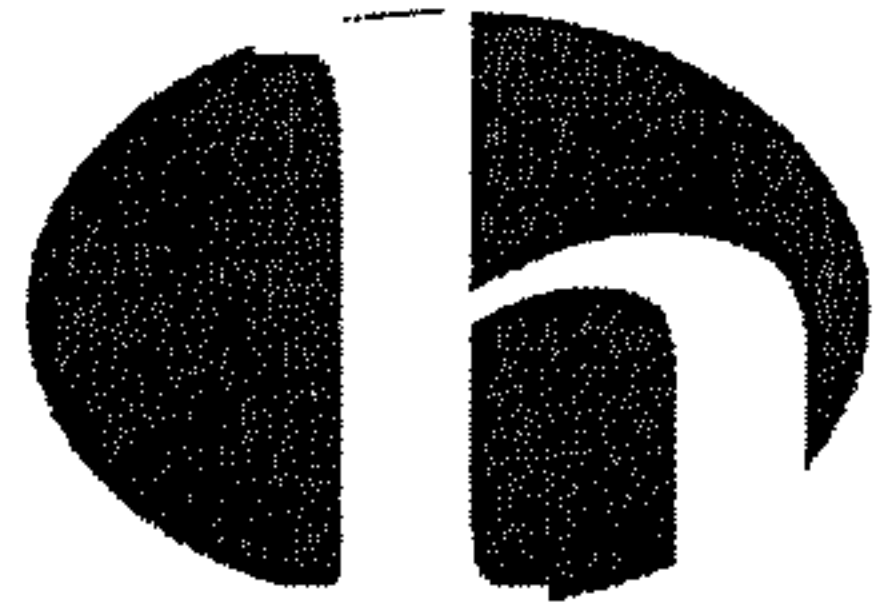


This Instrument Prepared By:

\$ 346,500.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$346,500.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **EDWARD SAMUELS AKA EDWARD SAMUELS RIVERA and MIRCIA SAMUELS, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **JAMES CRAIG WILLIAMS**, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Restrictive covenants contained in instrument(s) recorded in Instrument No. 20050329000141930, Instrument No. 20050909000467130, Instrument No. 20070411000168210, Instrument No. 20070924000447980 and Instrument No. 20170619000214940.
5. Easement granted Alabama Power Company by instrument recorded in Instrument No.

20050204000057320, Instrument No. 20050204000057330 and Instrument No. 20170123000026570.

6. Easement granted South Central Bell by instrument recorded in Real 168, Page 563 and Real 257, Page 174.
7. Conveyance of oil, gas and minerals contained in instrument recorded in Deed Book 239, Page 526, Deed Book 271, Page 98, Real 34, Page 917, Real 37, Page 593, Real 240, Page 935, Instrument No. 20181114000402250 and Instrument No. 2019072900027080.
8. Terms, conditions, obligations, rules, regulations and by-laws of Timberline Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20050614000291190.
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they might own to the Grantee/s herein.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

4th IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this April day of 2023.



EDWARD SAMUELS A/K/A

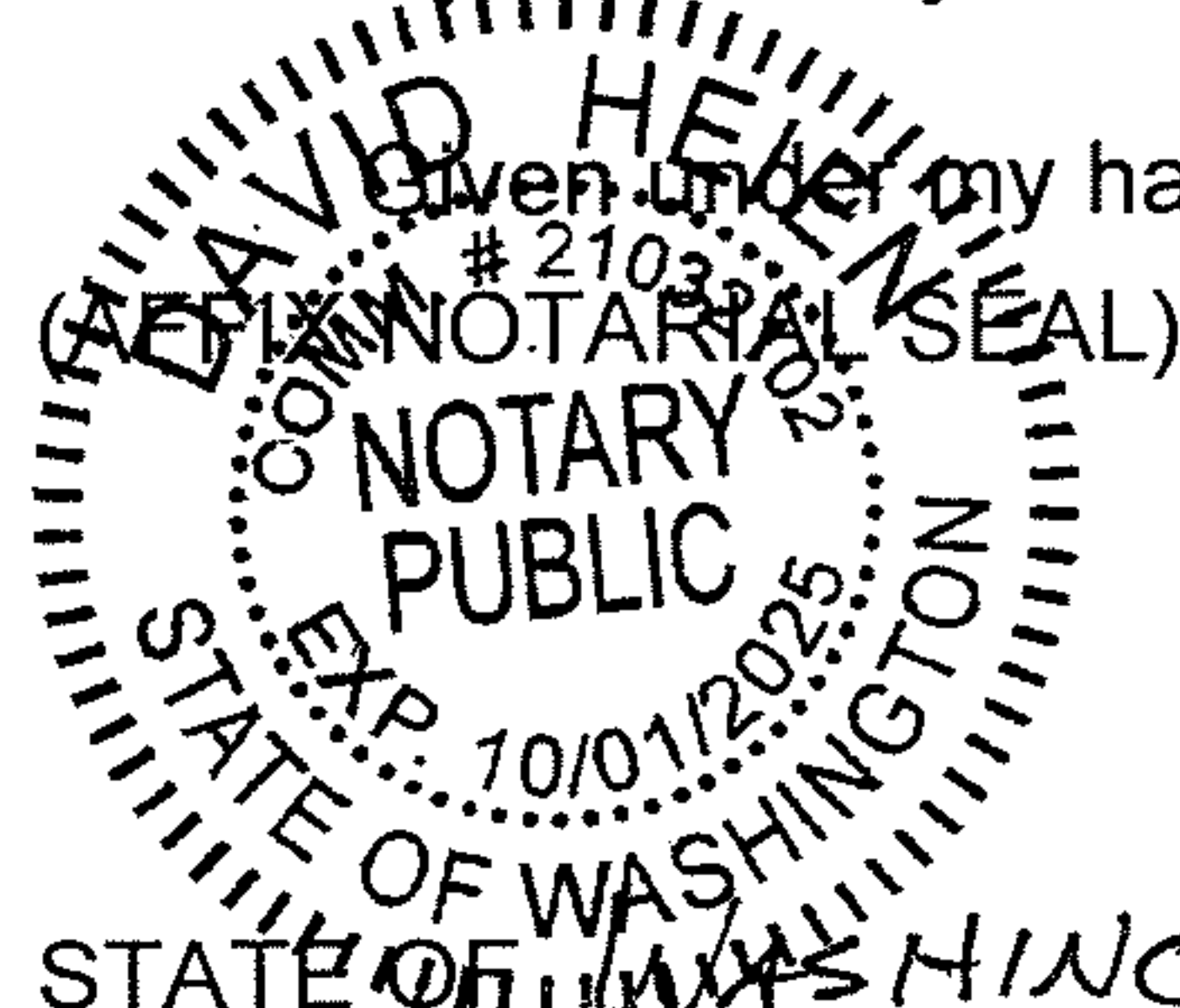
EDWARD SAMUELS RIVERA



MIRCIA SAMUELS

STATE WASHINGTON
COUNTY SNOHOMISH

I, the undersigned Notary Public, in and for said State, hereby certify that, **EDWARD SAMUELS A/K/A EDWARD SAMUELS RIVERA**, husband of **Mircia Samuels**, 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 bears date.

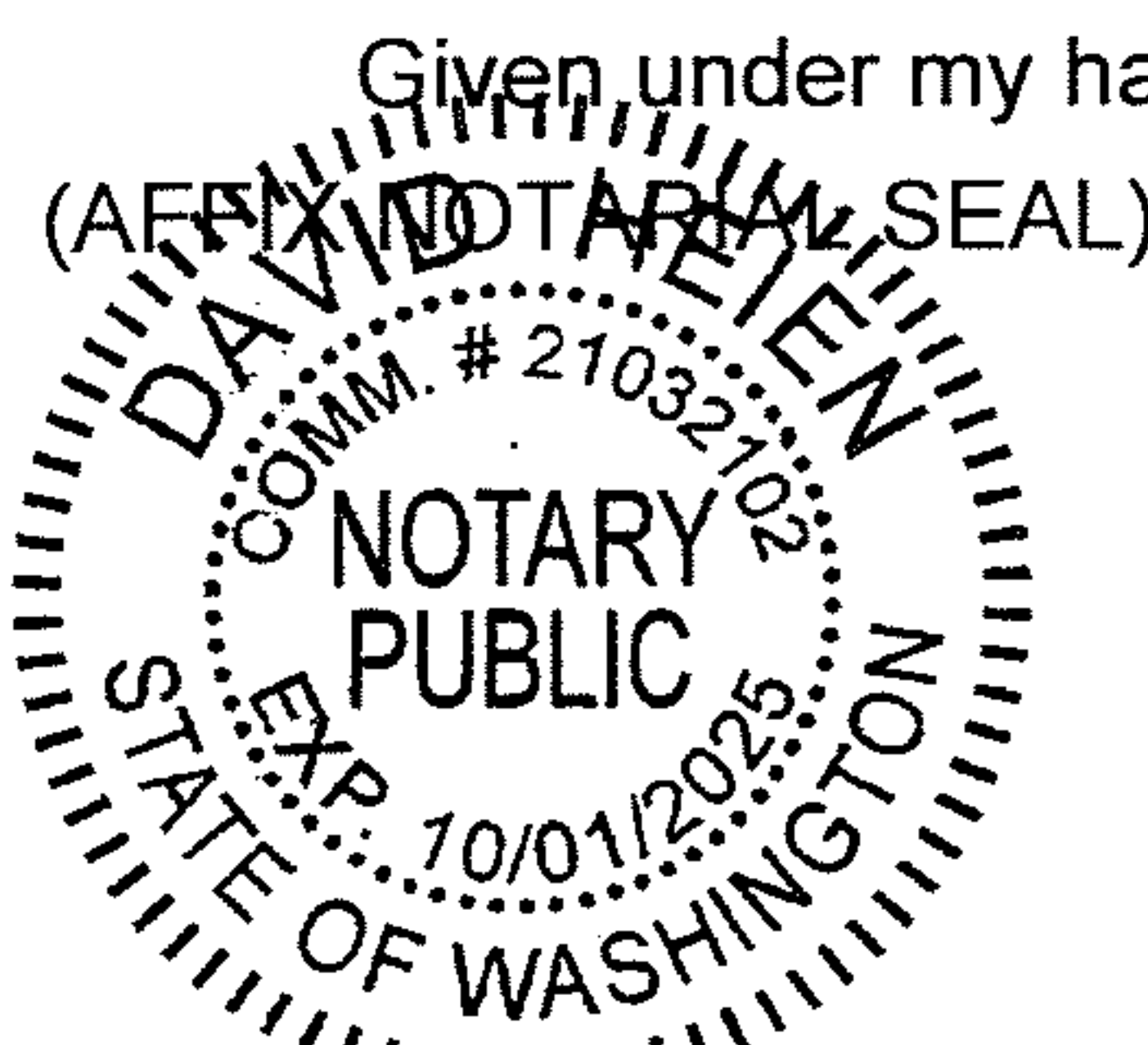


STATE OF WASHINGTON
COUNTY SNOHOMISH

Given under my hand and official seal this 04 day of APRIL, 2023.

DAVID HEIEN
NOTARY PUBLIC
My Commission Expires: 10/01/2025

I, the undersigned Notary Public, in and for said State, hereby certify that, **MIRCIA SAMUELS** ~~spouse~~ of **Edward Samuels a/k/a Edward Samuels Rivera**, 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, she executed the same voluntarily on the day the same bears date.



PROPERTY ADDRESS:
1072 Aronimink Drive
Calera, AL 35040

GRANTEE'S ADDRESS:

Given under my hand and official seal this 04 day of APRIL, 2023.

DAVID HEIEN
NOTARY PUBLIC
My Commission Expires: 10/01/2025

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE AS OF: April 28, 2023

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC

represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.

EXHIBIT A

**LOT 252, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE SECTOR 4
PHASE ONE, AS RECORDED IN MAP BOOK 47, PAGES 97 A & B, IN THE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Edward Samuels Rivera
Mircia Samuels
 Mailing Address 6 Penn Center West 2nd Fl
Pittsburgh, PA 15276

Grantee's Name James Craig Williams
 Mailing Address 1072 Aronimink Drive
Calera, AL 35040

Property Address 1072 Aronimink Drive
Calera, AL 35040

Date of Sale 28th day of April, 2023
 Total Purchase Price \$346,500.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2023 10:55:25 AM
 \$41.50 JOANN
 20230503000130510

or

Actual Value \$

or

Assessor's Market Value \$



have price or actual value claimed or evidence: (check one) (Recordation of document Chelsi S. Lucas in be verified in the following documentary
Bill of Sale Appraisal Other Deed is not required)

☐ Bill of Sale
☒ Sales Contract
☒ 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).

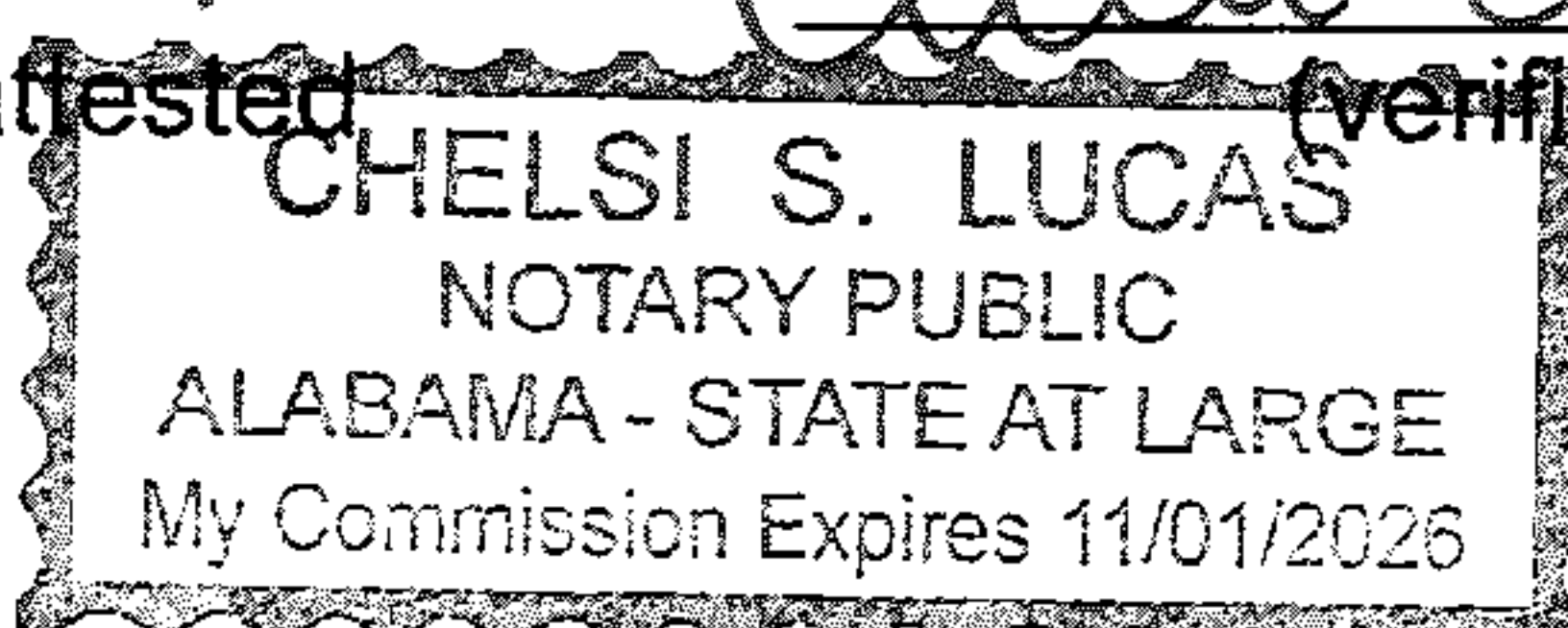
Date 04/28/2023Print James Craig Williams

Unaffiliated

(verified by)

Sign

(Grantor/Grantee/owner/agent) circle one

Authorized Rep.

Form RT-1