

# Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CHARLES WILLIAM BUTLER, joined by his wife PAMELA BUTLER** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **ROXANNE SHABANI and REYNALDO FRANCISCO ESCOBAR** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Commonly known as: 166 Cove Landing, Calera, Alabama 35040.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

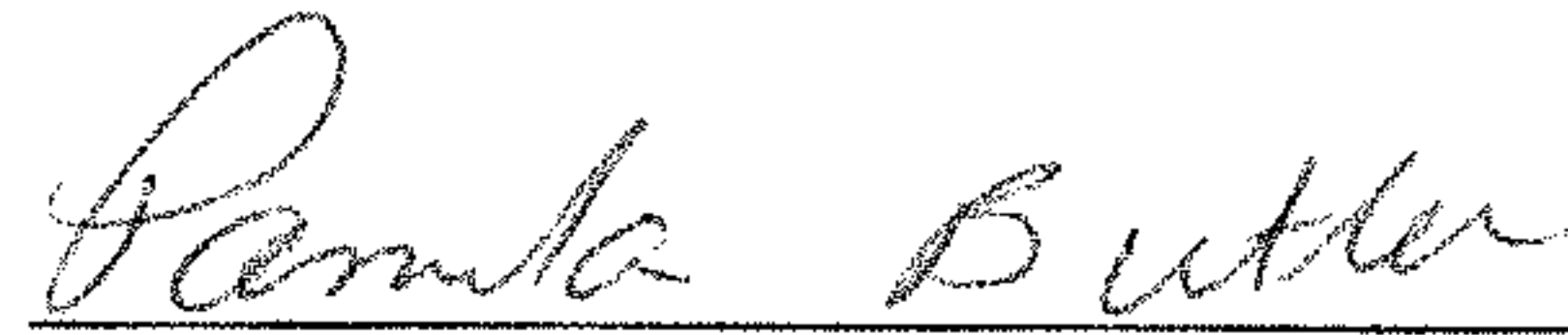
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

In Witness Whereof, the said Grantor has set his hand and seal this 4th day of March,  
2024.



Charles William Butler



Pamela Butler

STATE OF ALABAMA

COUNTY OF Tuscaloosa

I, the undersigned notary public, in and for said county and state, hereby certify that Charles William Butler and Pamela Butler, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of March, 2024.



Notary Public

My commission expires

GRANTOR'S MAILING ADDRESS:

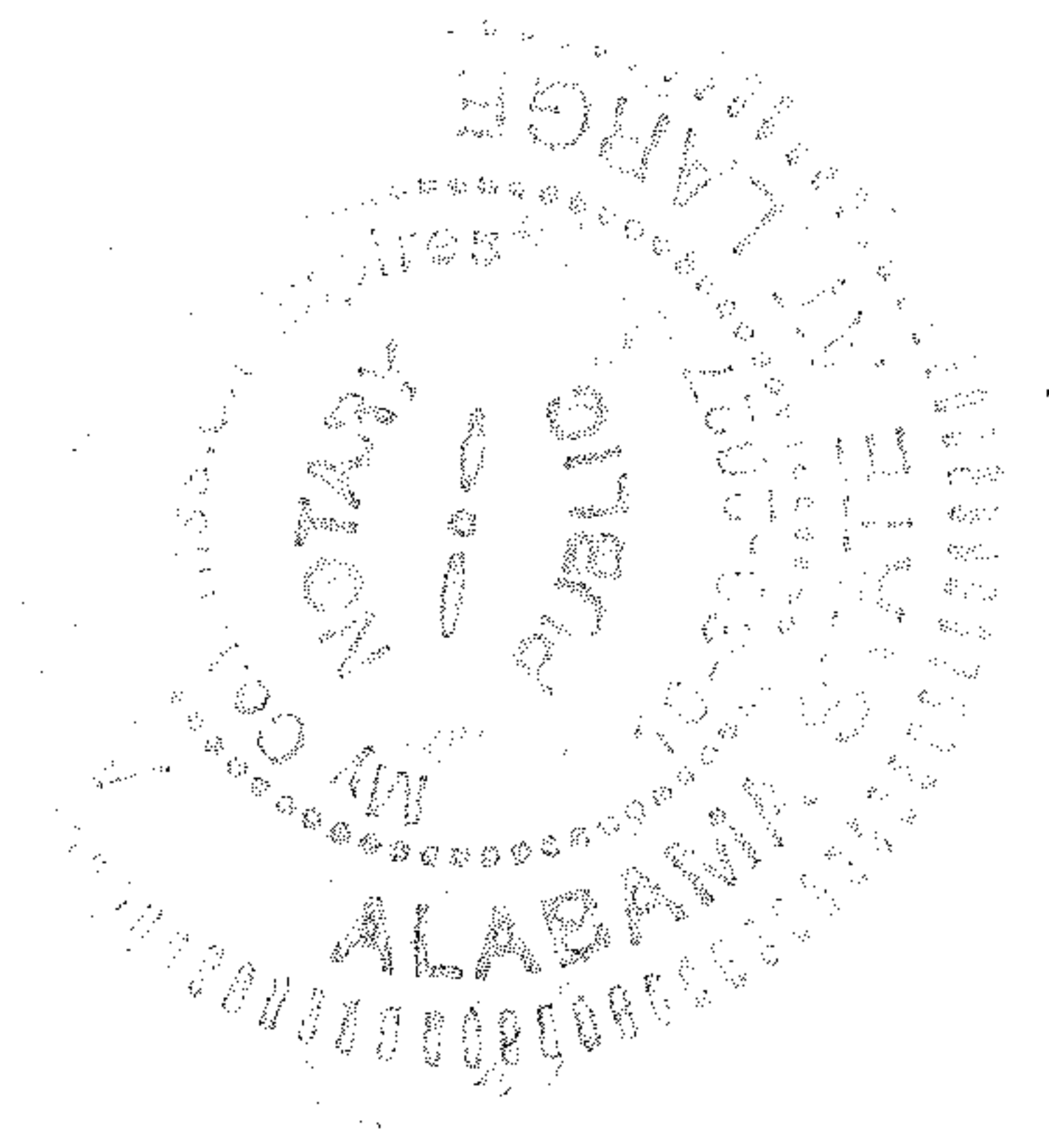
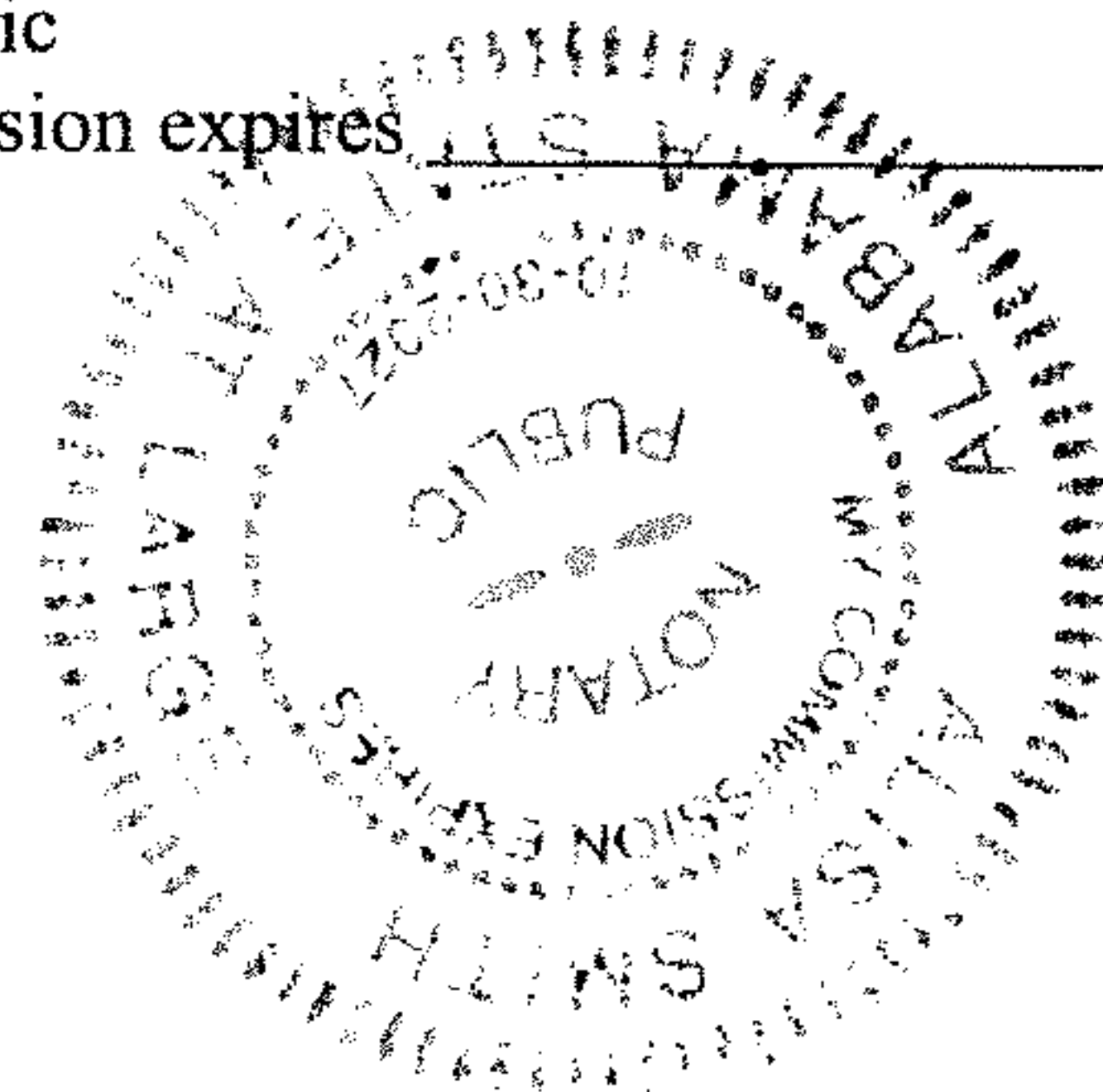
166 Cove Landing  
Calera, AL 35040

GRANTEES' MAILING ADDRESS:

338 Kingston Circle  
Birmingham AL 35211

THIS INSTRUMENT PREPARED BY:

Crane Legal, P.C.  
2607 Dauphin Street, Suite C  
Mobile, Alabama 36606  
Telephone: (251) 479-5218 Fax: (251) 472-1081  
File # 40922





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

Grantor's Name Charles William Butler & Pamela Butler  
 Mailing Address 166 Cove Landing  
Calera, AL 35040

Grantee's Name Roxanne Shabani & Reynaldo Francisco Escobar  
 Mailing Address 338 Kingston Circle  
Birmingham, AL 35211

Property Address 166 Cove Landing  
Calera, AL 35040

Date of Sale 3/4/2024

Total Purchase Price \$ 165,000.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/11/2024 08:00:38 AM  
 \$193.00 JOANN  
 20240311000064870

or

Actual Value

\$

or

Assessor's Market Value \$



The purchase price or actual value claimed *Alvin S. Byrd* 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 Tax Assessor

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 3/6/2024

Print Audra Smith

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one