

20250616000183760
06/16/2025 11:53:18 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Elaine Parker Blake
162 River Crest Lane
Helena, Alabama 35080

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 Thirty Four Thousand Nine Hundred dollars & no cents (\$334,900.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Thomas Anthony Butera, Sr., an unmarried man, and Tammy L Butera, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Elaine Parker Blake and Britni N. Black** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2107, OLD CAHABA PHASE V, 6TH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 62, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2025 and subsequent years

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

Mineral and mining rights, if any.

Matters appearing on the plat recorded in Plat Book 37, Page(s) 62, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modification thereto, recorded in Instrument # 20050916000481600, Amended and Restated Declaration recorded at Instrument # 20210507000227920, but deleting any covenant, condition or restriction indicating or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status of national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.

Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision in favor of Alabama Power Company filed in Instrument #'s 20040910000506080, 20040629000354650, 20040629000354920, 20040629000355410, 20040910000504110, 20040910000504120, 20051031000564130, 20060201000052660, 20060201000052670, 20060414000173930, 20060829000424580.

Easement in favor of Alabama Power Company filed in Instrument # 20060829000424580.

Right of way in favor of Bessemer Water Service filed in Instrument # 20080204000043240.

Right of way deeds in favor of Shelby County filed in Book 55, Page 331, Book 155, Page 423, Book 156, Page 203, Book 2, Page 16.

Easement in favor of Alabama Power Company filed in Book 046, Page 69.

Line Permits in favor of Alabama Power Company filed in Book 131, Page 447, Book 134, Page 85, Book 230, Page 113, Book 257, Page 213.

Easement Grant and Amendment in favor of Plantation Pipeline Company filed in Book 257, Page 213.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 15, Page 415, Book 61 Page 164, Real Volume 133, Page 277 and Real Volume 321, Page 629 in the Probate Office.

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 **June 16, 2025** .

_____(Seal)

_____(Seal)

 (Seal)
Thomas Anthony Butera, Sr.

 (Seal)
Tammy L Butera

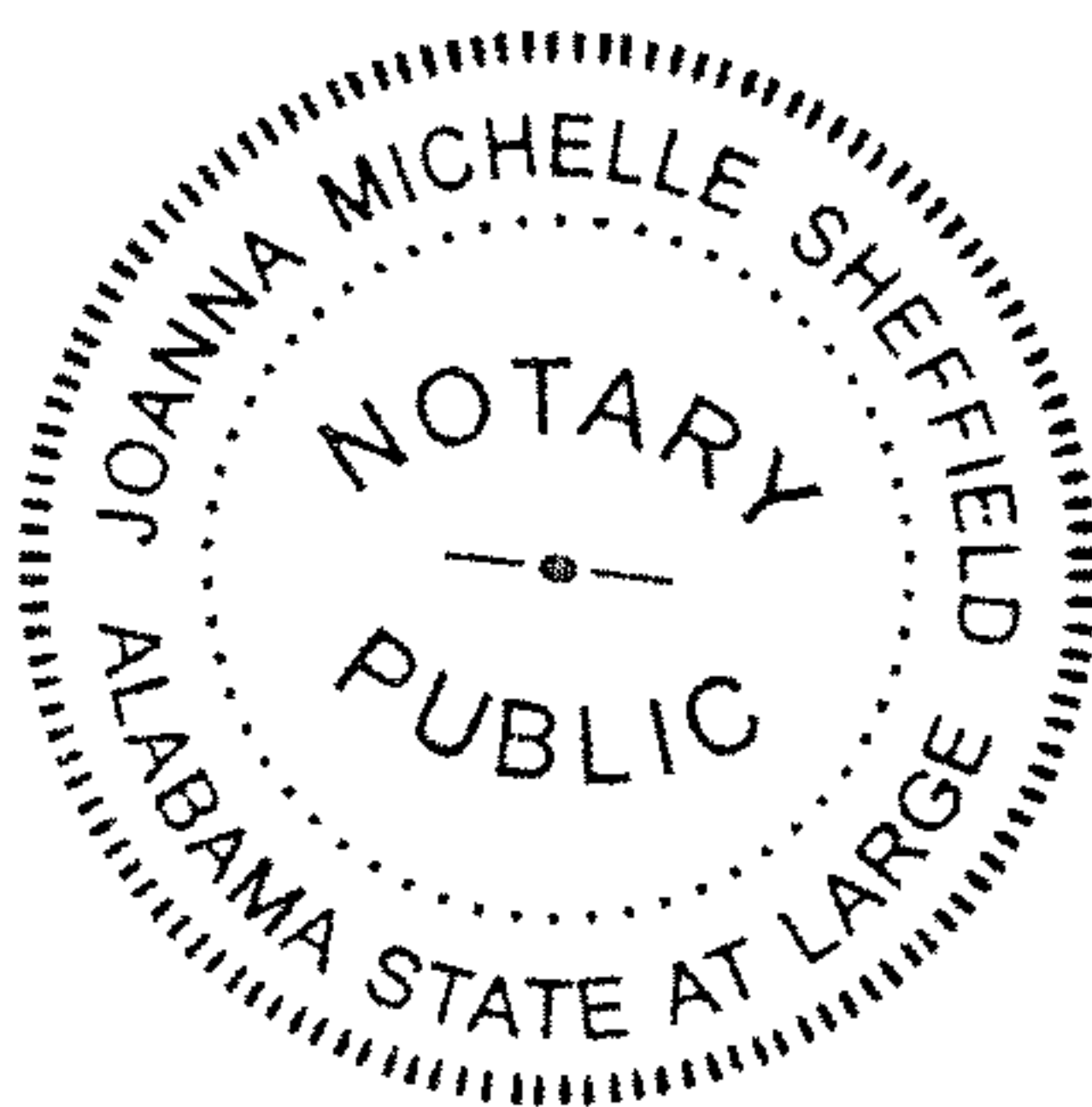
STATE OF ALABAMA

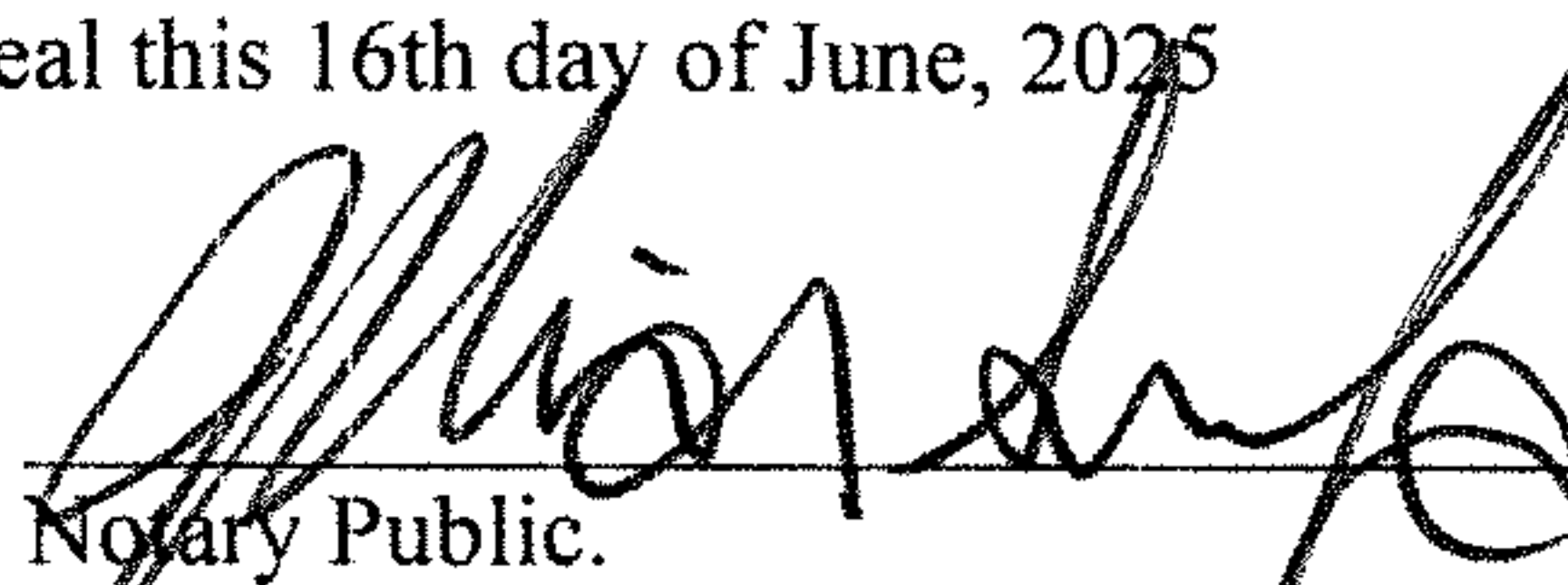
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas Anthony Butera, Sr., an unmarried man, and Tammy L Butera, 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 16th day of June, 2025



_____
Notary Public.

(Seal)

My Commission Expires: 6/21/2028

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 Thomas Anthony Butera, Sr. and
Tammy L Butera

Grantee's Name Elaine Parker Blake and Britni N. Black

Mailing Address 4577 South Shades Crest Rd
Bessemer, Alabama 35022Mailing Address 162 River Crest Lane
Helena, Alabama 35080Property Address 162 River Crest Lane,
Helena, Alabama 35080Date of Sale 06/16/2025Total Purchase Price \$334,900.00

or

Actual Value _____

or

Assessor's Market Value _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2025 11:53:18 AM
\$363.00 JOANN
20250616000183760

The purchase price or actual value claimed on this instrument is 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 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 of 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 6/16/2025Print Elaine Parker Blake☒ Unattested

(Verified by)

Sign

Elaine Parker Blake

(Grantor/Grantee/Owner/Agent) circle one