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20161102000403470
11/02/2016 01:30:32 PM
DEEDS 1/4

This Instrument Prepared By:

\$281,000.00 (Purchase Price)



HARPOLE LAW, LLC

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

STATE OF ALABAMA

§
§
§

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED EIGHTY ONE THOUSAND DOLLARS AND NO/100 (\$281,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **JAMES CHRISAN and CHERYL CHRISAN, husband and wife**, (hereinafter referred to as **GRANTORS**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **MATTHEW W. SIBLEY and KELLIE M. SIBLEY** (hereinafter referred to as **GRANTEES**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

This conveyance is made to Grantees absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive covenants contained in instrument recorded in Instrument #20110304000067780.
5. Covenants for Storm Water Run-Off Control as recorded in Instrument #20121219000485380.
6. Terms, conditions, obligations, rules, regulations and by-laws of Ballantrae Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #20031003000667760.
7. 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.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 10th day Sept., 2016

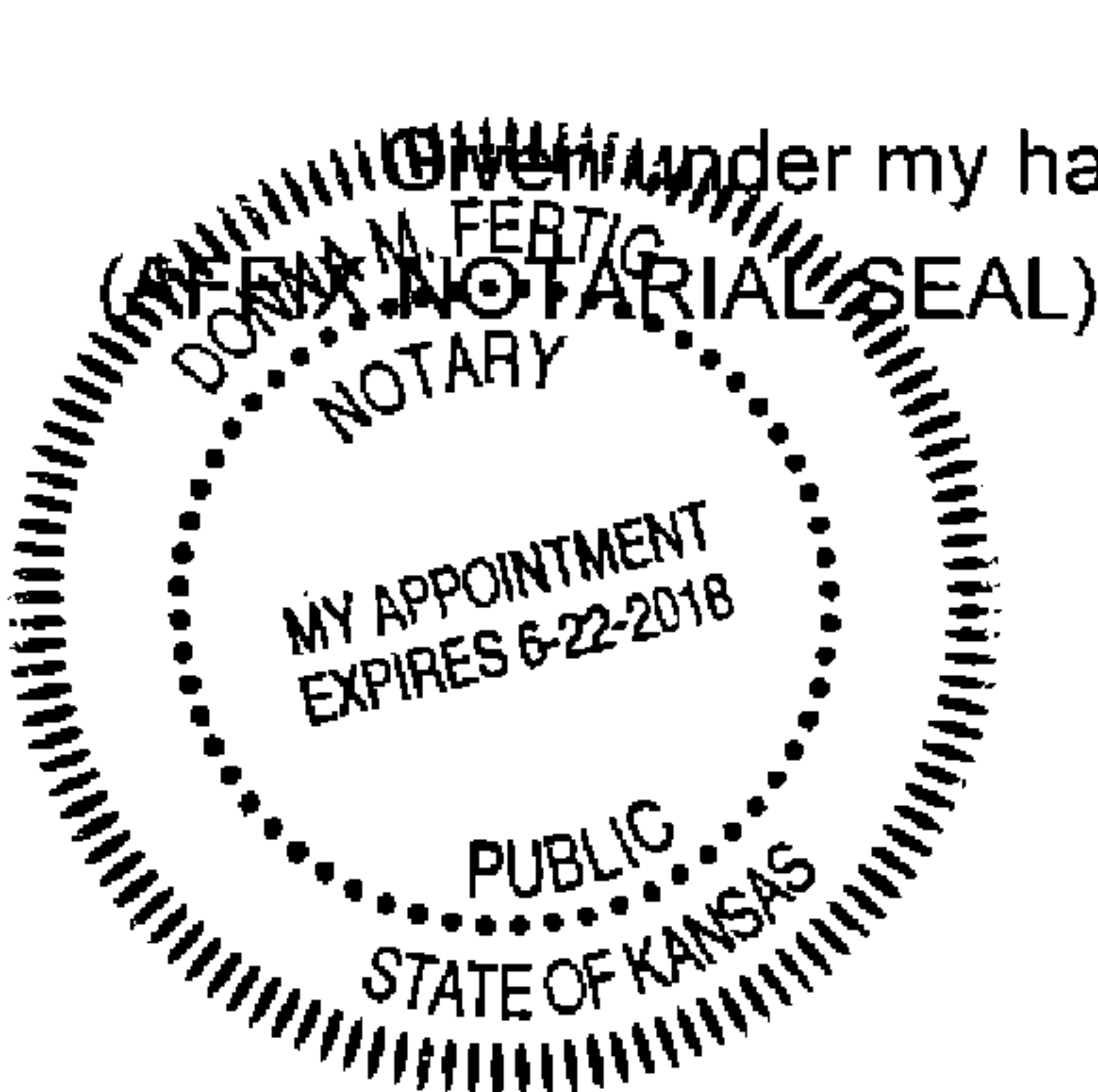
[THIS SPACE LEFT BLANK INTENTIONALLY SIGNATURE APPEARS ON NEXT PAGE]

● James Chrisan
JAMES CHRISAN

● Cheryl Chrisan
CHERYL CHRISAN

STATE OF Kansas
COUNTY OF Johnson

I, the undersigned Notary Public, in and for said State, hereby certify that, **JAMES CHRISAN, husband of CHERYL CHRISAN**, 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.



● Donna M. Fertig
NOTARY PUBLIC
State of Kansas
My Commission Expires: 6/22/18

STATE OF Kansas
COUNTY OF Johnson

I, the undersigned Notary Public, in and for said State, hereby certify that, **CHERYL CHRISAN, wife of JAMES CHRISAN**, 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.



● Donna M. Fertig
NOTARY PUBLIC
State of Kansas
My Commission Expires: 6/22/18

PROPERTY ADDRESS:
215 Dunrobin Cove
Pelham, Alabama 35124

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

EXHIBIT "A"

Lot 1908, according to the Survey of Dunrobin at Ballantrae, Phase 1, as recorded in Map Book 42, Page 46, in the Probate Office 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	James Chrisan Cheryl Chrisan	Grantee's Name	Matthew W. Sibley Kellie M. Sibley
Mailing Address	215 Dunrobin Cove Pelham AL 35124	Mailing Address	215 Dunrobin Cove Pelham AL 35124
Property Address	215 Dunrobin Cove Pelham AL 35124	Date of Sale	October 28, 2016
		Total Purchase Price	\$281,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 validation, 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 ss 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 ss 40-22-1 (h).

Date 10/28/2016

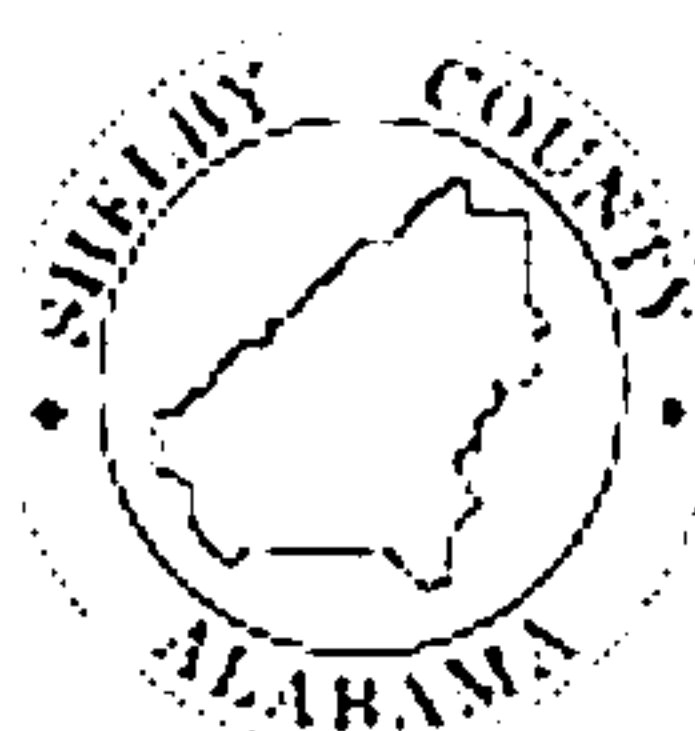
Print Kimberly J. Whitehurst

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:30:32 PM
\$305.00 CHARITY
20161102000403470

[Signature]