

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209 20170301000071340
03/01/2017 02:53:22 PM
DEEDS 1/3

Send tax notice to:
Ruth M. Estes
1033 Fairbank Lane
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Kenneth M. Vittitow, and his wife, Suellen J. Vittitow

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Ruth M. Estes

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto


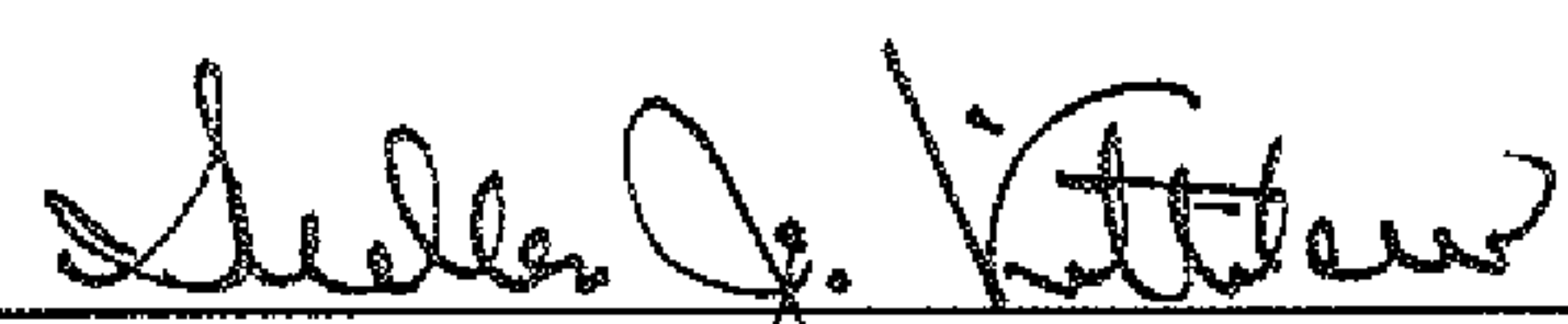
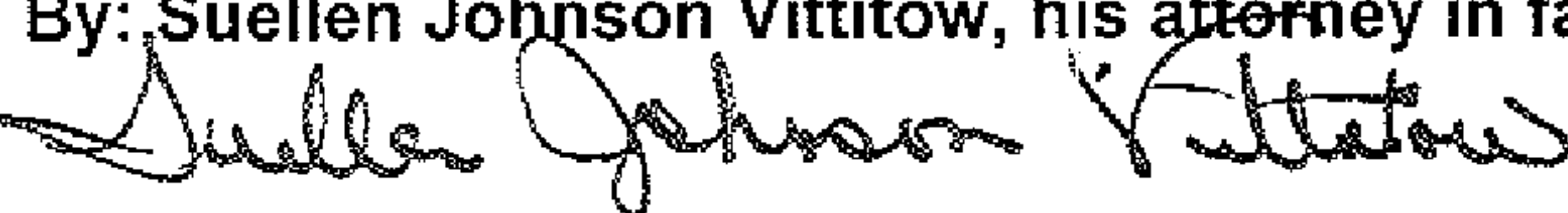
By executing this deed as attorney in fact for **Kenneth M. Vittitow, Suellen Johnson Vittitow** affirms that **Kenneth M. Vittitow** is still alive and has not revoked or modified the authority granted to her in the durable power of attorney recorded herewith. The grantor **Kenneth M. Vittitow** is one and the same as **Kenneth McKenzie Vittitow** who is the principal in the durable power of attorney recorded herewith.

- Subject to:
- (1) 2017 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have set our hands and seals, this **17th day of February, 2017.**

 (Seal)  (Seal)
Kenneth M. Vittitow **Suellen J. Vittitow**
By: **Suellen Johnson Vittitow, his attorney in fact**


STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Suellen Johnson Vittitow** as attorney in fact for **Kenneth M. Vittitow and Suellen J. Vittitow, individually**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, both individually and in her capacity as attorney in fact for **Kenneth M. Vittitow**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **17th day of February, 2017.**


Notary Public: **David P. Condon**
My Commission Expires: **02/12/2018**

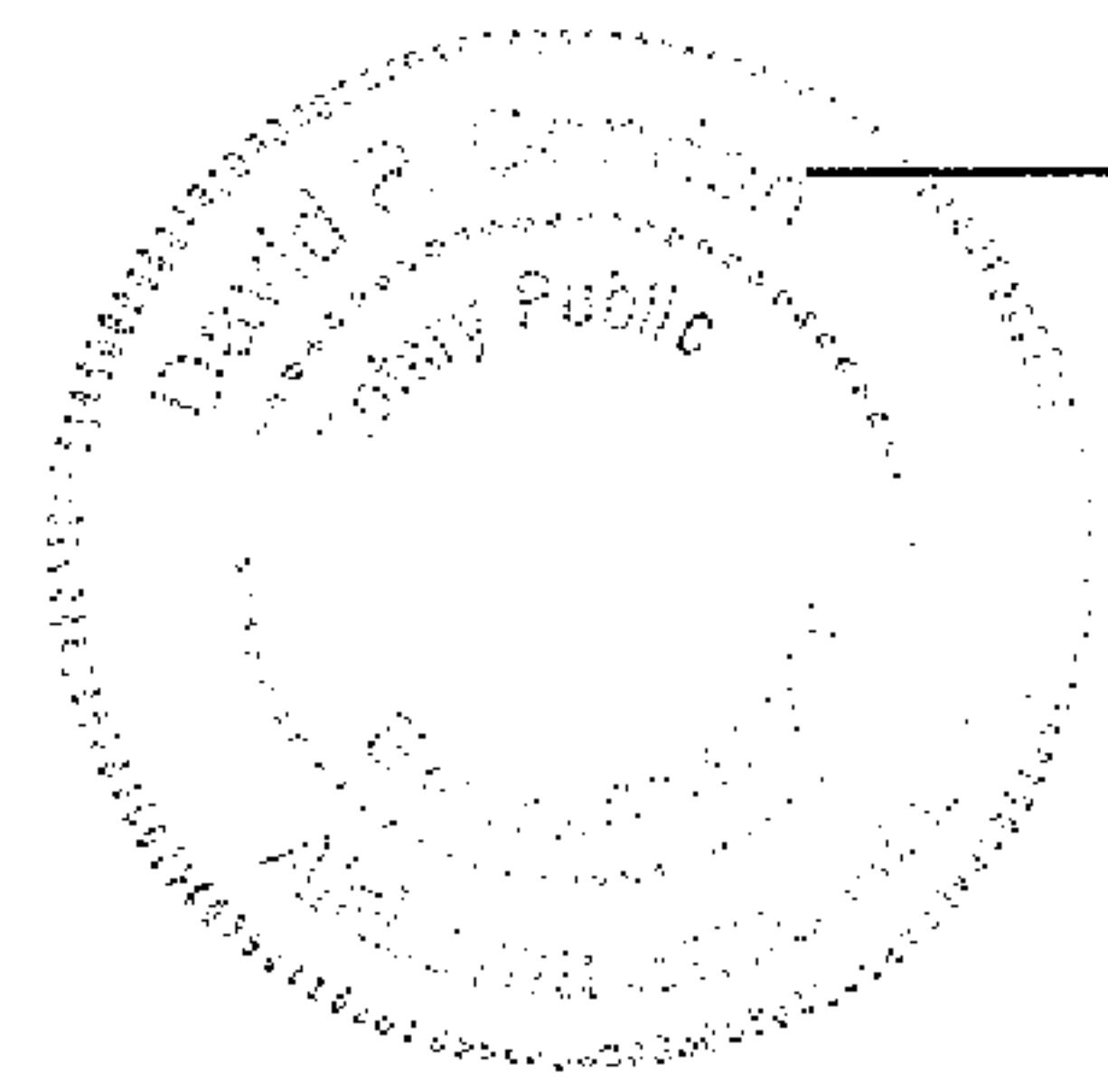


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 3-19, according to the Survey of Plat of Chelsea Park 3rd Sector, as recorded in Map Book 34, page 23A&B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 and Declaration of Covenants, Conditions, and Restrictions for Chelsea park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960; Supplementary Declaration and Amendment to The Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector and 6th Sector as recorded in Instrument 20060720000351160 in the Probate Office of Shelby County, Alabama (together with all amendments thereto, are hereinafter collectively referred to as the "Declaration".)

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Kenneth M. Vittitow** Date of Sale: **February 17th, 2017**

Grantor Name: **Suellen J. Vittitow**

Mailing Address: **1033 Fairbank Lane
Chelsea, Alabama, 35043**

Total Purchase Price: **\$135,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **1033 Fairbank Lane
Chelsea, Alabama, 35043**

Grantee Name: **Ruth M. Estes**

Mailing Address: _____

_____, _____, _____
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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: February 17th, 2017 Print: David Conner

____ Unattested

(verified by)

Sign: W. Conner

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2017 02:53:22 PM
\$156.00 CHERRY
20170301000071340

James W. Fuhrmeister