

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Nathan & Marissa Wilson
645 Morgan St.
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THREE THOUSAND (\$103,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher Ajlouny**, a married man, **Norman Saia**, an unmarried man, and **Steven Louis Saia**, a married man (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nathan Wilson and Marissa Wilson**, husband and wife (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The South 1/2 of Lot 6, Block 52, according to the Survey of Reynold's Addition to Montevallo, as recorded in Map Book 3, Page 37, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: From the intersection of Morgan Street and Middle Street same being the Southeast Corner of the property now owned by Bloomer Wilson, run Westerly along the Northern margin of Morgan Street 85 feet to the Point of Beginning, from the Point of Beginning thus established continue to run Westerly along the Northern margin of said Morgan Street 75 feet to a point, thence run Northwesterly and parallel with Middle Street 75 feet to a point; thence run Northeasterly and parallel with Morgan Street 75 feet, to a point, thence run Southeasterly and parallel with Middle Street 75 feet, to the North margin of Morgan Street and the Point of Beginning, lying in the Southwest corner of an being part of the 150 foot square lot now owned by Bloomer Wilson. Deed recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Deed Book 122, Page 537 dated April 16, 1946, situated and being in the Northwest 1/4 of Northwest 1/4 of Section 3, Township 24 North, Range 12 East, Town of Montevallo, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all

Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTORS' Spouse(s).

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)

this the 6 day of July, 2018.



Christopher Ajlouny



Norman Saia



Steven Louis Saia

STATE OF ALABAMA
JEFFERSON COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christopher Ajlouny, Norman Saia, and Steven Louis Saia**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of July, 2018.



Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021


20180710000244370 2/3 \$24.00
Shelby Cnty Judge of Probate. AL
07/10/2018 11:19:06 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christopher Ajlouny Steven Louis Saia
Mailing Address Norman Saia
645 Morgan St.
Montevallo, AL 35115

Grantee's Name Nathan Wilson Marissa Wilson
Mailing Address 645 Morgan St.
Montevallo, AL 35115

Property Address 645 Morgan St.
Montevallo, AL 35115

Date of Sale 07/06/2018
Total Purchase Price \$103,000.00
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)

- 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 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 07/06/2018

Print Justin Smitherman

Sign

Handwritten signature of Justin Smitherman

verified by) (Grantor/Grantee/Owner/Agent) circle one

