20180710000244370 1/3 \$24.00 Shelby Cnty Judge of Probate, AL 07/10/2018 11:19:06 AM FILED/CERT

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 ½ 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 Offce of the Judge of Probate, Shelby County, Alabama, in Deed Book 122, Page 537 dated April 16, 1946, situated and being in the Northwest ¼ of Northwest ¼ 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.

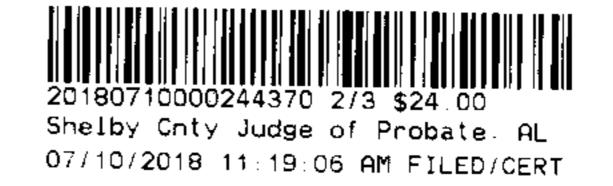
STATE OF ALABAMA
JEFFERSON COUNTY
ss:

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.

Notary Public

My Commission Expires: 1 /(%/)

JUSTIN SMITHERMAN Notary Phiblic Alabama State At Large No. Occamioson Expires Jan. 16, 2021



Deal Catata Calas Malidation Come

	Real Estate	Sales validation Form			
This	Document must be filed in accord	lance with Code of Alabama	1975, Section 40-	22-1	
Grantor's Name	Christopher Ajlouny Steven Louis Saia	Grantee's Nam	e Nathan Wilson	Marissa Wilson	
Mailing Address	Norman Saia	Mailing Addres			
	645 Morgan St.		Montevallo, AL 351	15	
	Montevallo, AL 35115				
Property Address	645 Morgan St.	Date of Sal	e 07/06/2018		
	Montevallo, AL 35115	Total Purchase Price \$103,000.00			
		OΓ			
		Actual Value	\$		
		or			
		Assessor's Market Valu	e <u>\$</u>		
Bill of Sale Sales Contract Closing State If the conveyance	_	Appraisal Other		ation referenced	
		nstructions			
	d mailing address - provide the eir current mailing address.		ersons convey	ing interest	
Grantee's name ar	nd mailing address - provide the conveyed.	ne name of the person or	persons to who	m interest	
Property address -	the physical address of the pr	roperty being conveyed, if	available.		
Date of Sale - the	date on which interest to the p	roperty was conveyed.			
•	ce - the total amount paid for the the instrument offered for rec		rty, both real an	d personal,	
conveyed by the in	e property is not being sold, the strument offered for record. The or the assessor's current mark	his may be evidenced by		•	
excluding current usersponsibility of va	ded and the value must be detuse valuation, of the property alluing property for property tax	as determined by the local purposes will be used and	l official charge	d with the	

pursuant to Code of Alabama 1975 § 40-22-1 (n).

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	-m- ·	
- 20180710000244370 3/3 \$24.00 Shelby Cnty Judge of Probate: AL 07/10/2018 11:19:06 AM FILED/CERT	rified by)	Sign_	2 Srantor/Gra	antee/Owner Agent) dircle	one Form RT-1