

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Tom Pukstys
3462 Indian Lake Circle
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Nathan P. Click and his wife, Michelle Click

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

Tom Pukstys and Anne Pukstys

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

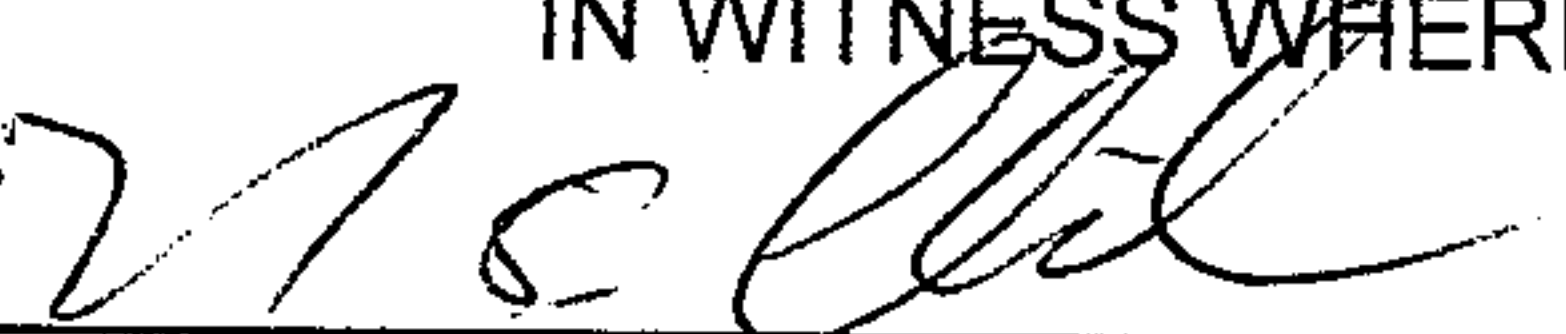
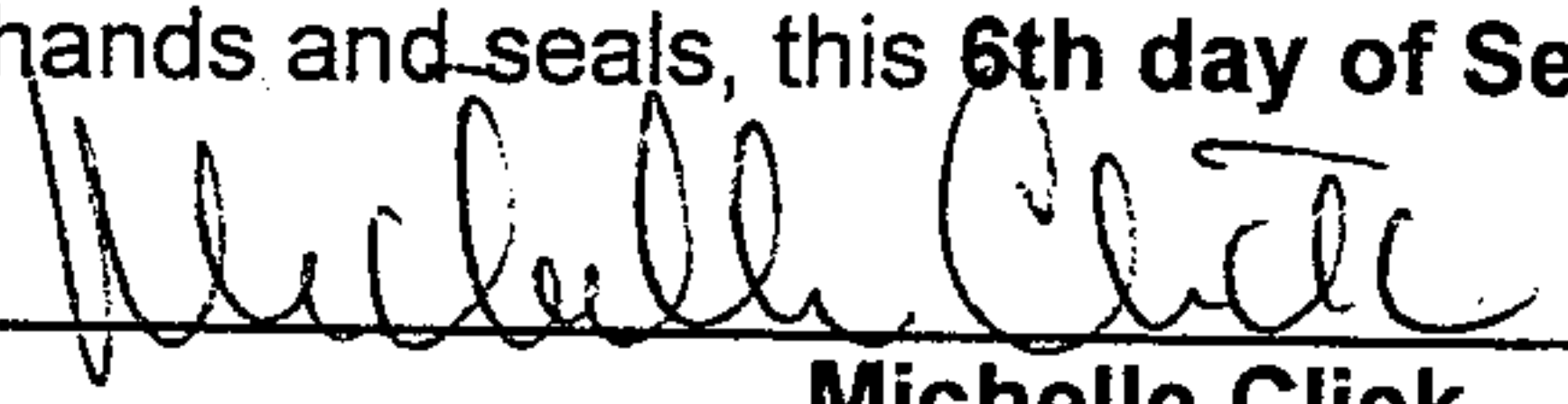
A tract of land situated in the Northwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West; thence run West along the North said Quarter-Quarter section line 41.35 feet; thence 78 degrees 31 minutes 11 seconds left 61.22 feet to the point of beginning; thence continue on last stated course 161.17 feet; thence 53 degrees 26 minutes 00 seconds left 253.55 feet; thence 90 degrees 00 minutes 00 seconds left 125.00 feet to a curve to the right, said curve having a central angle of 14 degrees 59 minutes 00 seconds and a radius of 790.43 feet; thence continue along the arc of said curve 206.70 feet to a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet; thence continue along the arc of said curve 39.27 feet to the point of tangency; thence continue along the tangent 44.82 feet to a curve to the left, said curve having a central angle of 63 degrees 01 minutes 49 seconds and a radius of 133.10 feet; thence continue along the arc of said curve 146.42 feet to the point of tangency; thence continue along the tangent 272.31 feet to the point of beginning.

\$558,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2018 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 Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

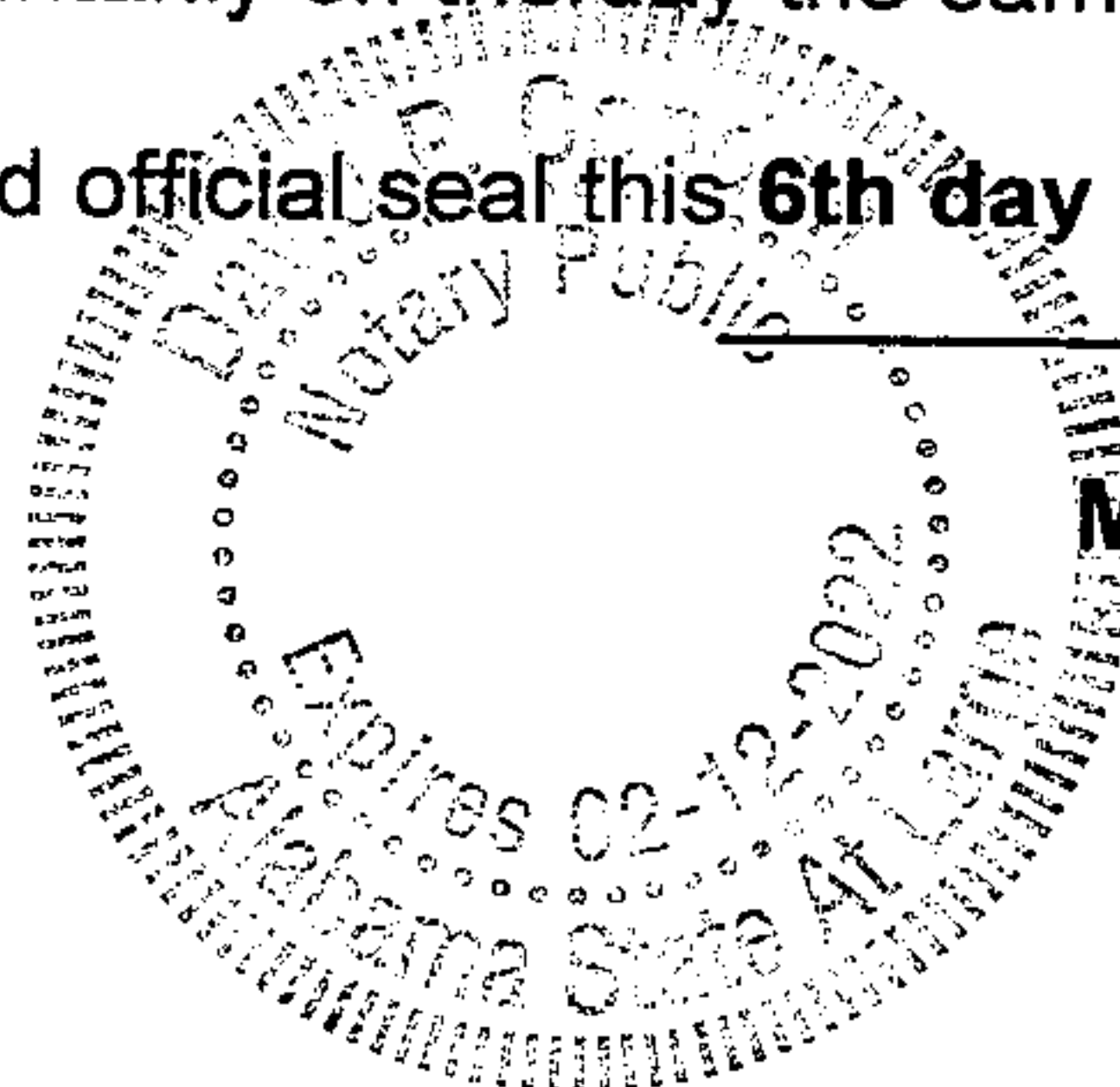
IN WITNESS WHEREOF, we have set our hands and seals, this **6th day of September, 2018**.
 (Seal)  (Seal)
Nathan P. Click Michelle Click

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Nathan P. Click and Michelle Click** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **6th day of September, 2018**.


Notary Public: David P. Condon
My Commission Expires: 02/12/2022



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Nathan P. Click**

Date of Sale: **September 6th, 2018**

Grantor Name: **Michelle Click**

Mailing Address: **3462 Indian Lake Circle
Pelham, Alabama, 35124**

Total Purchase Price: **\$620,000.00**

Or

Actual Value: \$ _____

Or

Property Address: **3462 Indian Lake Circle
Pelham, Alabama, 35124**

Assessor's Market Value: \$ _____

Grantee Name: **Tom Pukstys**

Grantee Name: **Anne Pukstys**

Mailing Address: **address
city, state, zip code**

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).

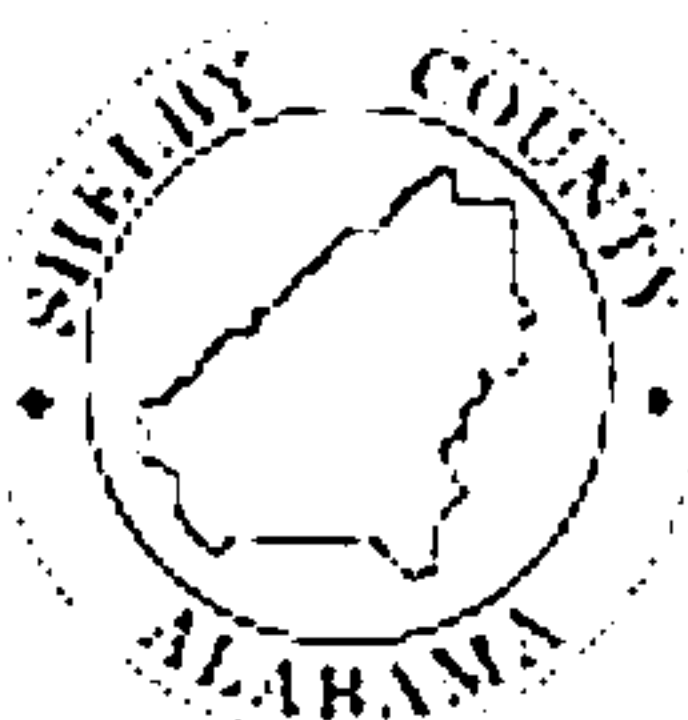
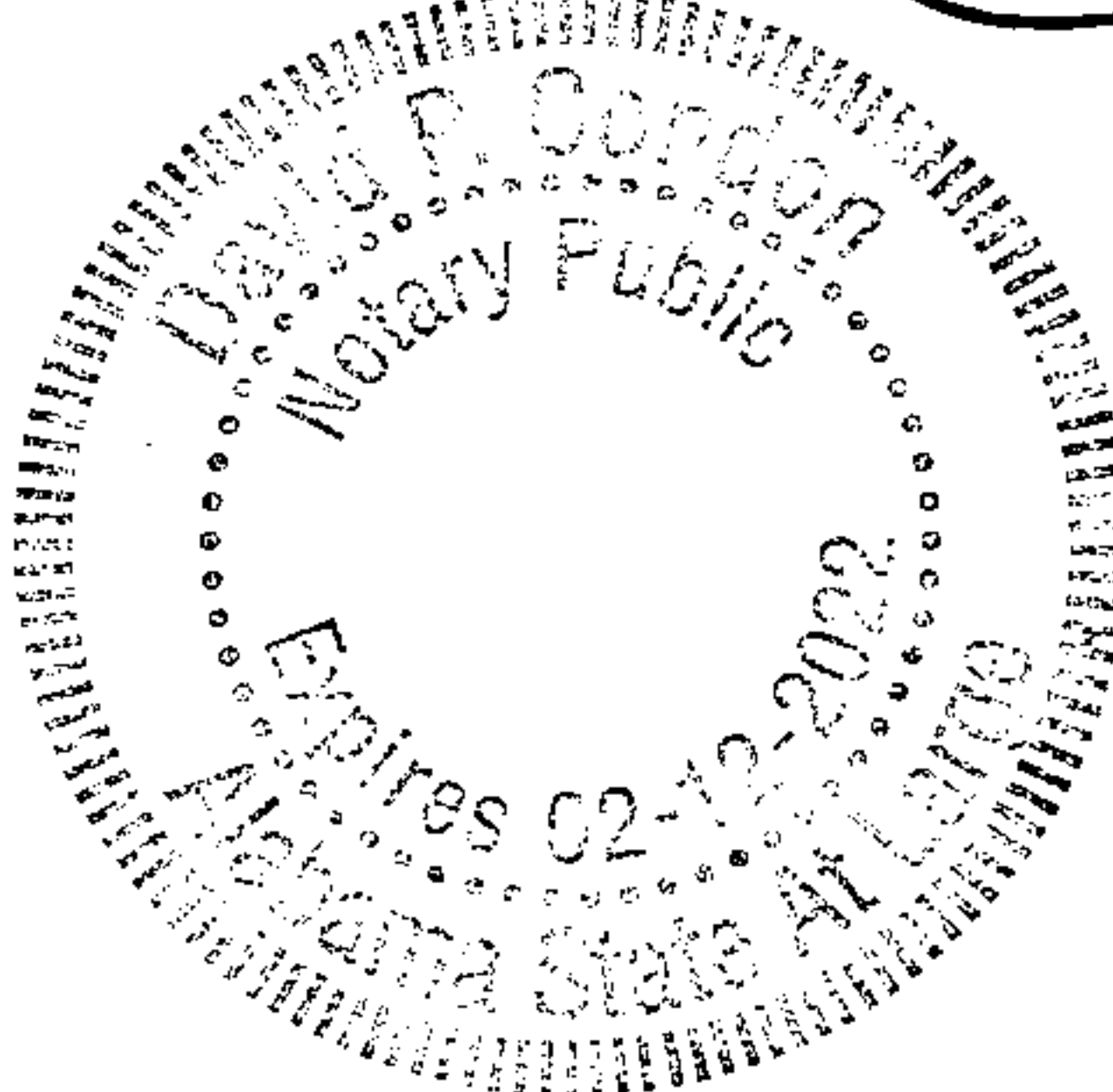
Date: **September 6th, 2018** Print: _____

____ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2018 08:32:23 AM
\$80.00 CHARITY
20180924000339090

Allen S. Bayl