

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO: DEEDS 1/3
Rosalina E. Arvelo
1104 Fairbank Lane
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars (\$257,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Wania Fisher Trustee of the Ghensev Living Trust, dated August 8, 2023, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rosalina E. Arvelo (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 3-49, according to the map and survey of Plat of Chelsea Park 3rd Sector, as recorded in Map Book 34, Page 23 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

ELZA GHENSEV, PREVIOUS TRUSTEE HAVING DIED ON OR ABOUT JANUARY 8, 2024.

Subject to a third party mortgage in the amount of \$82,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 15th day of March, 20 24.

Wania Fisher Trustee of the Ghensev Living Trust, dated August 8, 2023

BY: *Wania Fisher*
Wania Fisher
Trustee

STATE OF ALABAMA
COUNTY OF Jefferson

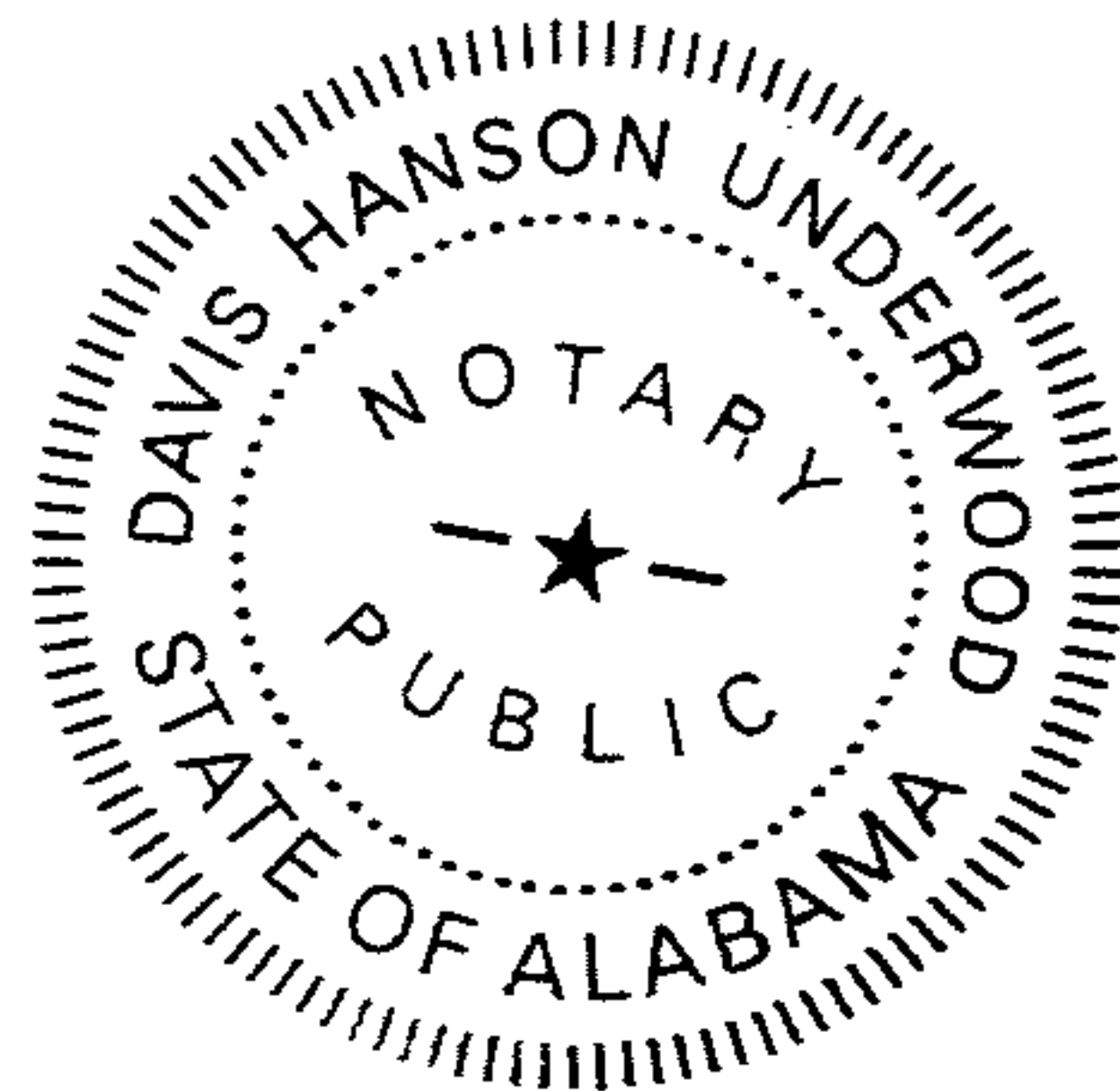
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wania Fisher whose name as Trustee for the Wania Fisher Trustee of the Ghensev Living Trust, dated August 8, 2023 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 15th day of March, 20 24.

Notary Public

My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name Wania Fisher Trustee of the Ghensev Living Trust, dated August 8, 2023

Grantee's Name Rosalina E. Arvelo

Mailing Address 6005 Terrace Hills Drive Hoover, AL 35242

Mailing Address 1104 Fairbank Lane Chelsea, AL 35043

Property Address 1104 Fairbank Lane Chelsea, AL 35043

Date of Sale March 18, 2024
Total Purchase Price \$257,500.00

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

Appraisal

Sales Contract

Other: _____

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

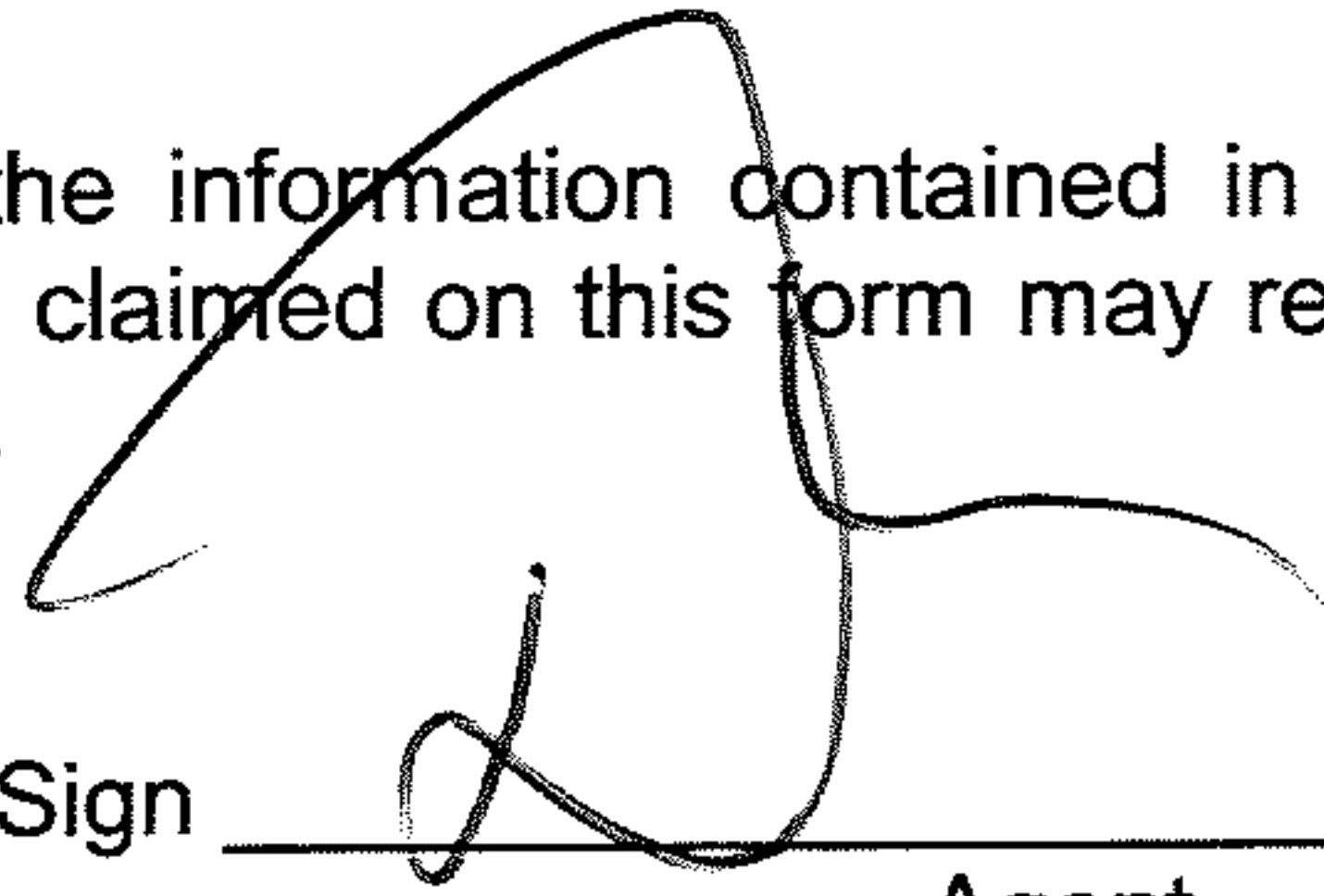
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: March 18, 2024

Sign  _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2024 09:44:20 AM
\$285.50 JOANN
20240325000079820

Allen S. Bayl