


Shelby County, AL 04/01/2015
State of Alabama
Deed Tax: \$59.00

SEND TAX NOTICE TO:

PAULA TOUCHSTONE
317 JOYE LANE
ALABASTER, AL 35007

This instrument was prepared by:

PAULA TOUCHSTONE
317 JOYE LANE
ALABASTER, AL 35007


20150401000102620 1/2 \$76.00
Shelby Cnty Judge of Probate, AL
04/01/2015 12:15:53 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOWN BY ALL MEN THESE PRESENTS

That in consideration of FIFTY EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PAULA BLACK TOUCHSTONE, AN UNMARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

PAULA BLACK TOUCHSTONE AND MELISSA ANNE TOUCHSTONE YILMAZ

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 9, IN BLOCK 6, ACCORDING TO THE SURVEY OF GREEN VALLEY, SECOND SECTOR
AS RECORDED IN MAP BOOK 6, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS.

PAULA BLACK TOUCHSTONE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED,
RECORDED IN BOOK 154, PAGE 989, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA, THE OTHER GRANTEE, JOEL WILKEY TOUCHSTONE, HAVING DIED ON OR
ABOUT FEBRUARY 6, 2010.

TO HAVE AND TO HOLD Unto the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 5TH day of JANUARY, 2015

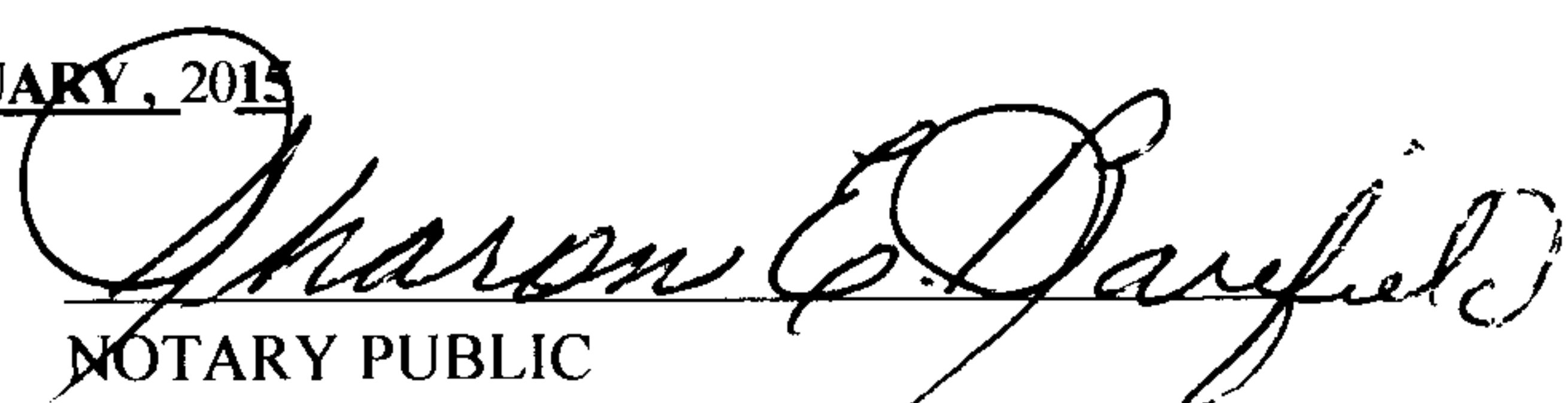
(Seal)

 (Seal)
PAULA BLACK TOUCHSTONE

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that PAULA BLACK TOUCHSTONE, AN UNMARRIED WOMAN, whose names 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 SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5TH day of JANUARY, 2015


NOTARY PUBLIC
Comm EXP 02-15-17

Real Estate Sales Validation Form

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

Grantor's Name Paula Touchstone
Mailing Address 317 Joyce Lane
Alabaster AL 35007

Grantee's Name Melissa Yilmaz
Mailing Address 317 Joyce Lane
Alabaster AL 35007

Property Address 317 Joyce Lane
Alabaster AL 35007

Date of Sale 1/5/15
Total Purchase Price \$ 58,000



20150401000102620 2/2 \$76.00
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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 4-1-15

Print Melissa Touchstone Yilmaz

☐ Unattested

Sign Melissa Touchstone Yilmaz
(Grantor/Grantee/Owner/Agent) circle one

(verified by)