

20150420000126820
04/20/2015 01:08:58 PM
DEEDS 1/3

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Patrick Franklin
105 Charity Drive
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Nine Thousand And No/100 Dollars (\$199,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Henrietta Nelms, a married woman, individually and as Personal Representative of the Estate of Elizabeth M. Espitia, deceased, Shelby County, Alabama Probate Case Number: PR-2011-000604, and Alexis Nelms, an unmarried woman, individually (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patrick Franklin and Jennifer Franklin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6-C, according to the Survey of BenChelle Estates, as recorded in Map Book 27 page 48, in the Probate Office 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.

One Hundred Eighty-Nine Thousand Fifty And No/100 Dollars (\$189,050.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of Henrietta Nelms, nor that of her spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 16, 2015.

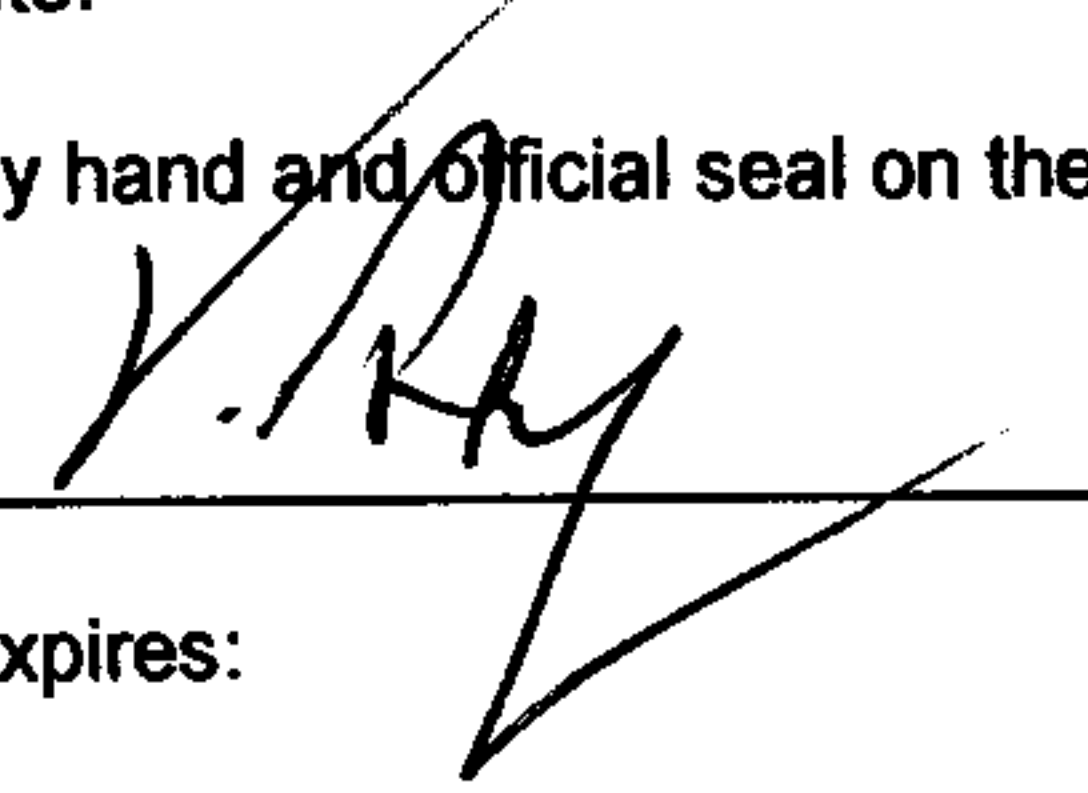


Alexis Nelms, Individually

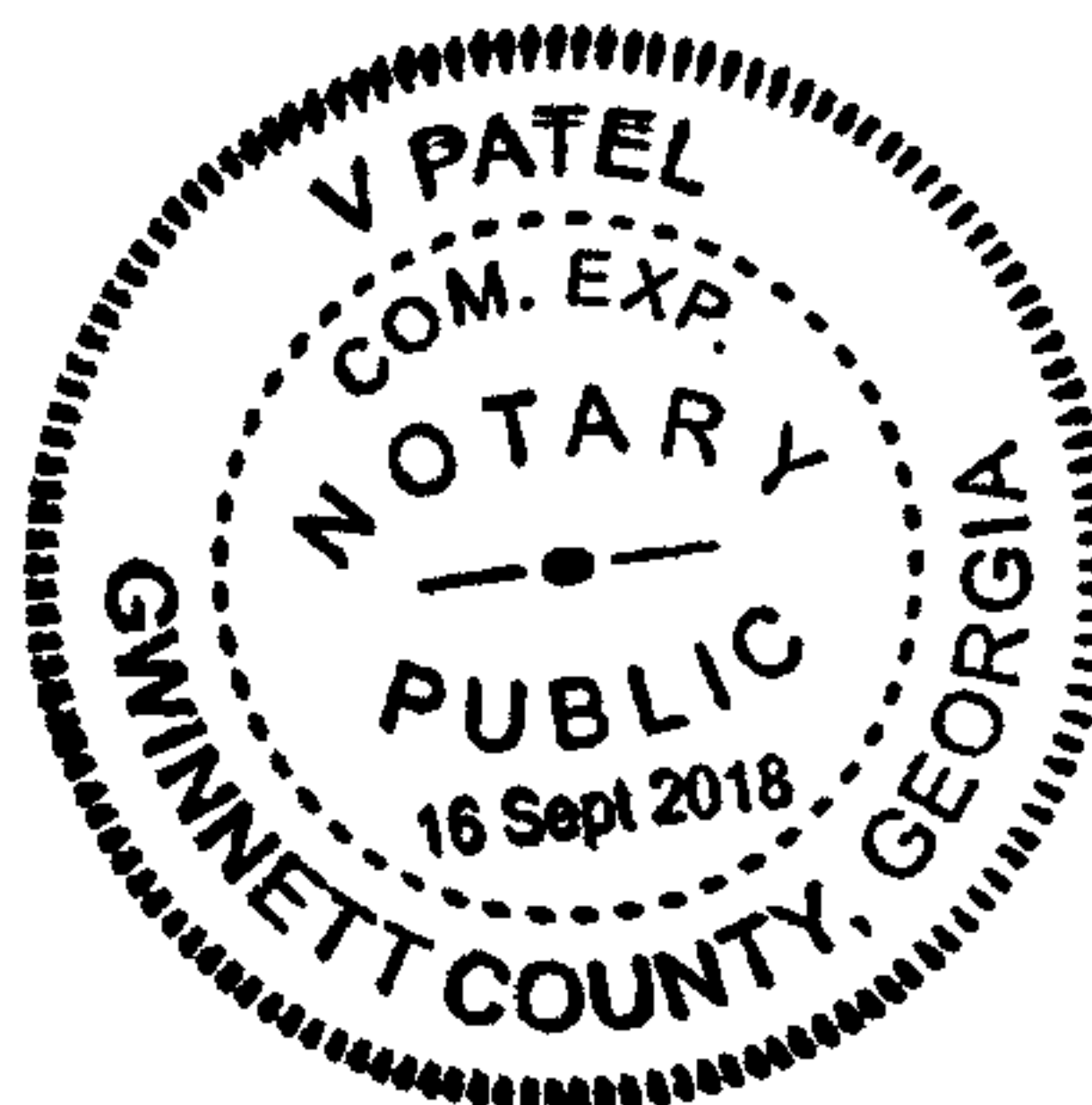
STATE OF GEORGIA
COUNTY OF GINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alexis Nelms, whose name 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 on the day same bears date.

Given under my hand and official seal on the 16 day of April, 2015.


Notary Public
Commission Expires:

FILE NO.: TS-1500676



Estate of Elizabeth M. Espitia, deceased

BY: Henrietta Nelms, Personal Representative
Henrietta Nelms, Personal Representative

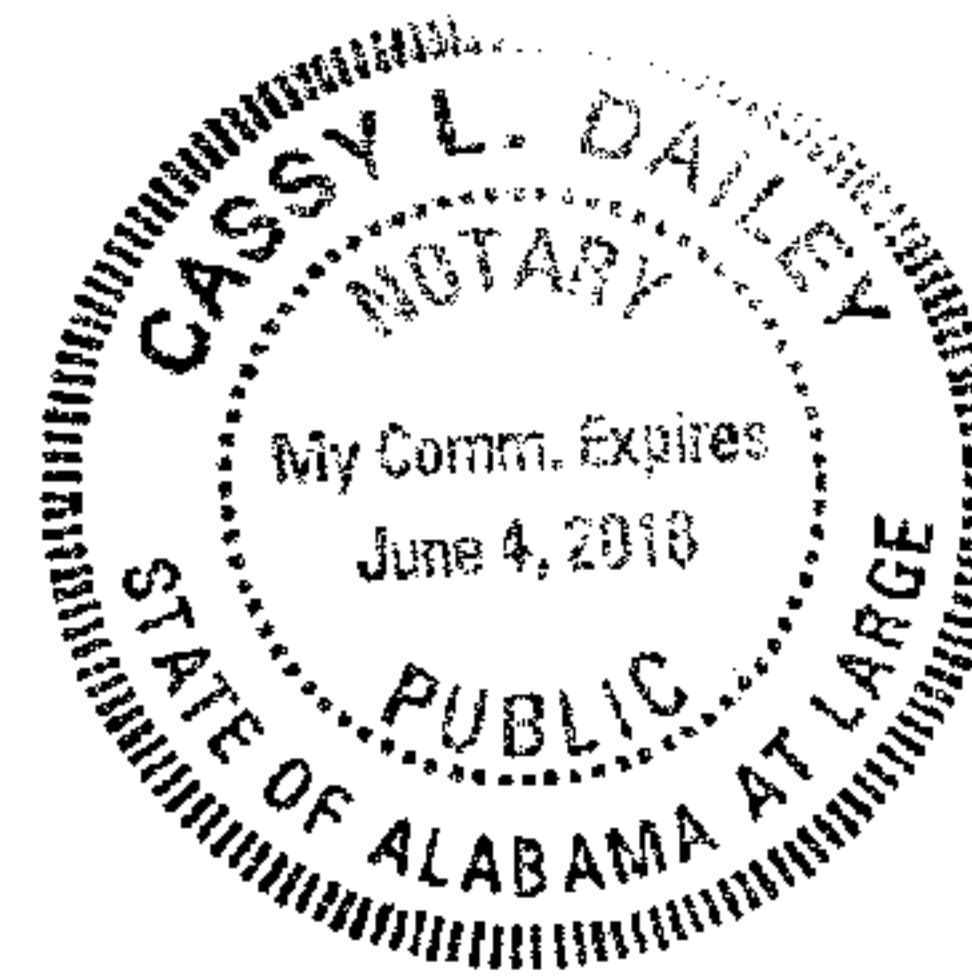
Henrietta Nelms
Henrietta Nelms, Individually

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henrietta Nelms, individually, and as Personal Representative for the Estate of Elizabeth M. Espitia, deceased, whose name 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, individually, and in her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 16th day of April, 2015..

Cassy L. Dailey
Notary Public
Commission Expires:



20150420000126820 04/20/2015 01:08:58 PM DEEDS 2/3

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20150420000126820 04/20/2015 01:08:58 PM DEEDS 3/3

Grantor's Name Estate of Elizabeth M. Espitia,
deceased

Grantee's Name Patrick Franklin

Mailing Address 105 Charity Drive
Calera, AL 35040

Mailing Address 1032 Pearl Place
Calera, AL 35040

Property Address 105 Charity Drive
Calera, AL 35040

Date of Sale April 16, 2015
Total Purchase Price \$199,000.00

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

☐ 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

Grantor's name and mailing address - Estate of Elizabeth M. Espitia, deceased, 105 Charity Drive, Calera, AL 35040.

Grantee's name and mailing address - Patrick Franklin, 1032 Pearl Place, Calera, AL 35040.

Property address - 105 Charity Drive, Calera, AL 35040

Date of Sale - April 16, 2015.

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: April 16, 2015

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2015 01:08:58 PM
\$30.00 CHERRY
20150420000126820

