

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Carl W. Bielstein and Christi Bielstein
413 Ramsay Road
Birmingham, AL 35242



20150804000267820 1/3 \$121.50
Shelby Cnty Judge of Probate, AL
08/04/2015 01:19:01 PM FILED/CERT

STATE OF ALABAMA)
: JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Seven Thousand and 00/100 (\$507,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Miguel R. Arguedas and wife, Claudia Maria Arguedas**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Carl W. Bielstein and Christi Bielstein**, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them 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:

Lot 314, according to the Survey of Greystone Legacy, 3rd Sector, as recorded in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama.

Subject To:

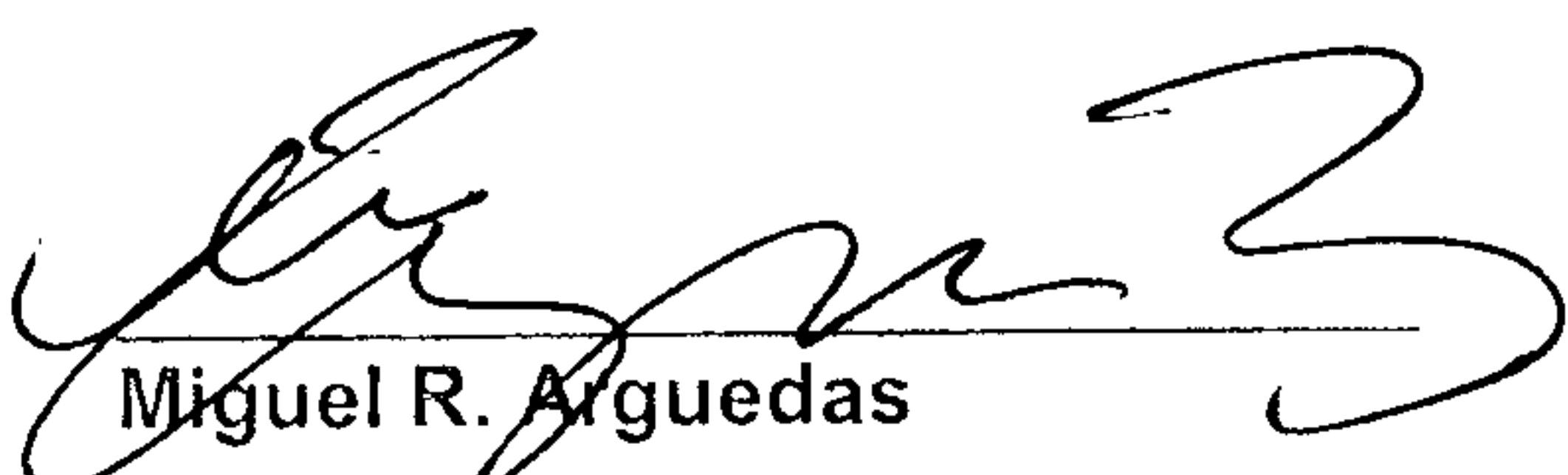
Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

\$405,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

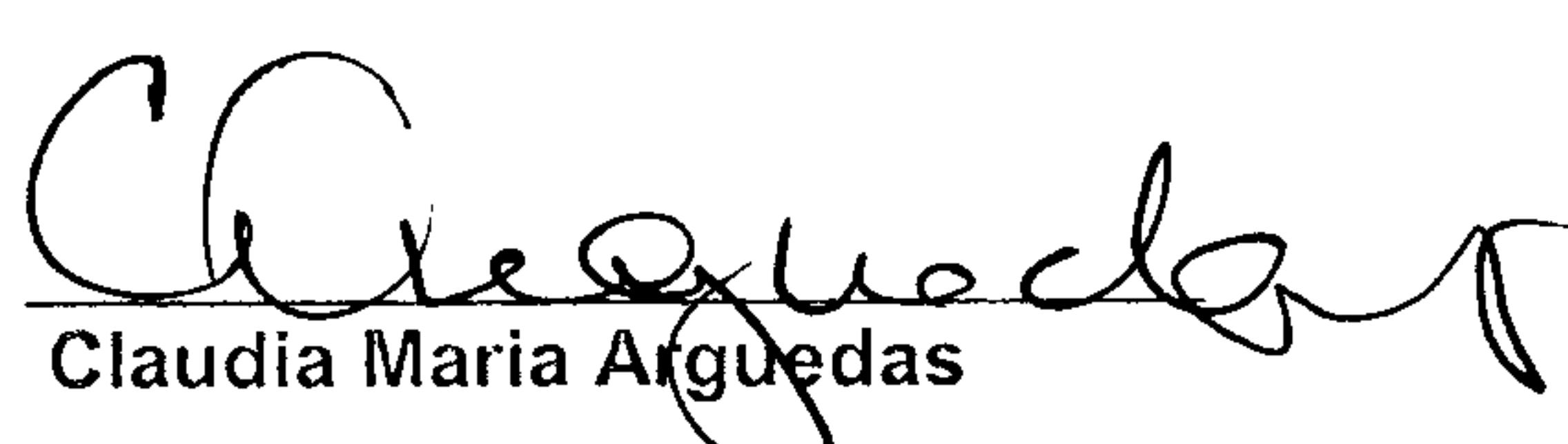
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15 day of July, 2015.



Miguel R. Arguedas



Claudia Maria Arguedas

Shelby County, AL 08/04/2015
State of Alabama
Deed Tax: \$101.50

STATE OF MAINE)

COUNTY OF Cumberland)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Miguel R. Arguedas, and wife. Claudia Maria Arguedas , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15 day of July, 2015.

Valerie L. Gamache

NOTARY PUBLIC

My Commission Expires:

VALERIE GAMACHE
NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 3/16/22



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Real Estate Sales Validation Form

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

Grantor's Name	Miguel R. Arguedas and Claudia Maria Arguedas	Grantee's Name	Carl W. Bielstein and Christi Bielstein
Mailing Address	88 Wyman Way Cumberland Center, ME 04021	Mailing Address	413 Ramsay Road 413 Wyman Way Birmingham, AL 35242
Property Address	413 Ramsay Road Birmingham, AL 35242	Date of Sale	July 28, 2015
		Total Purchase Price	\$ 507,000.00
		or	
		Actual Value	\$  20150804000267820 3/3 \$121.50
		or	
		Assessor's Market Value	\$ Shelby Cnty Judge of Probate, AL 08/04/2015 01:19:01 PM FILED/CERT

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/ Assessor's Appraised Value
 Other – property tax redemption

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 _____

Miguel R. Arguedas *Claudia Maria Arguedas*
Print Miguel R. Arguedas and Claudia Maria Arguedas ARGUEDAS

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

