

SEND TAX NOTICE TO:
Charles A. Traffica and Eddie B. Traffica
1025 Kingston Rd.
Chelsea, AL 35043


20150807000273600 1/2 \$177.00
Shelby Cnty Judge of Probate, AL
08/07/2015 01:08:53 PM FILED/CERT

WARRANTY DEED TO JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00) and other good and valuable consideration paid to Tammy C. Ammons f/k/a TAMMY COOK, Grantor, the receipt in full sufficiency of is acknowledged, Grantor, the undersigned, a married person who certifies that the property conveyed hereby constitutes no part of her spouse's homestead, does GRANT, BARGAIN, SELL and CONVEY unto CHARLES A. TRAFFICA AND EDDIE B. TRAFFICA, husband and wife, Grantees, the following described real property, to wit:

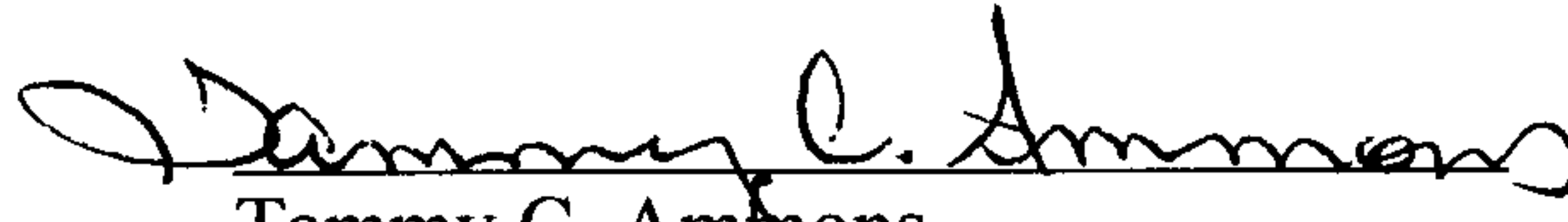
Lot 2-59 according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to Easements, Covenants, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD unto the said Grantees, 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 I, Grantor, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 1st day of August 2015.


Tammy C. Ammons

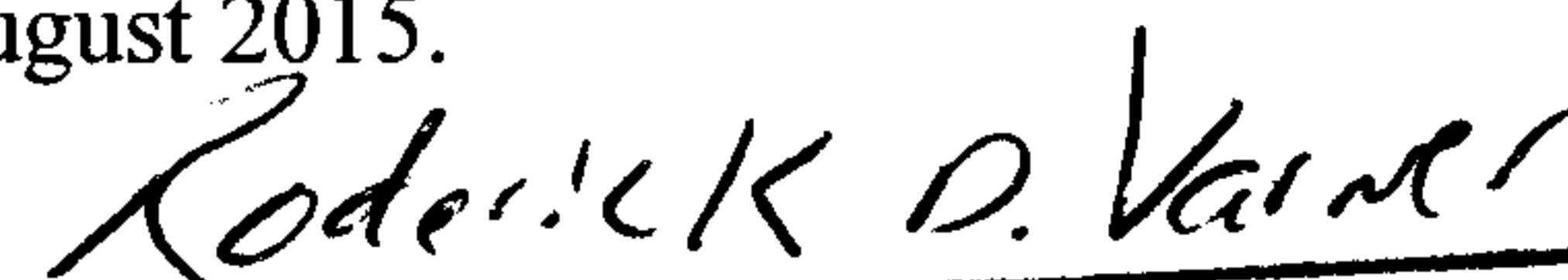
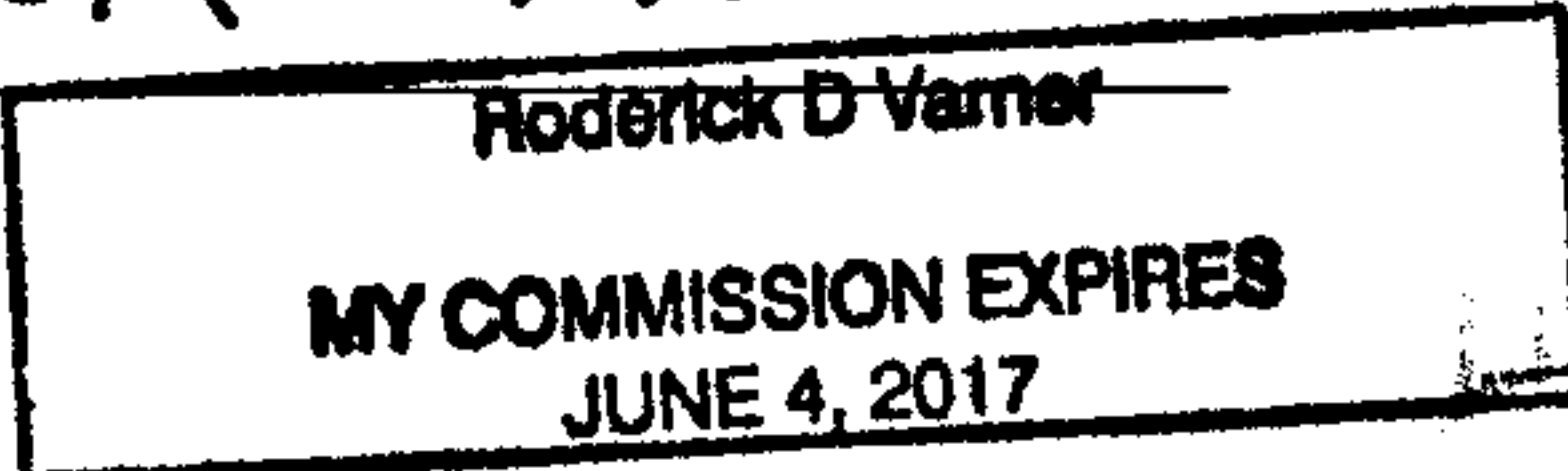
Shelby County, AL 08/07/2015
State of Alabama
Deed Tax: \$160.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Tammy C. Ammons, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August 2015.


Notary Public 

This Instrument Prepared By:

Erin L. Peters, Esq.
429 Green Springs Hwy., Ste. 161 #433
Birmingham, AL 35209-0129
205-319-1250

Real Estate Sales Validation Form

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

Grantor's Name Tammy C. Ammons f/k/a Tammy Cook
Mailing Address 123 Heather Way
Pelham, AL 35124

Grantee's Name Charles A. Traffica and Eddie B. Traffica
Mailing Address 1025 Kingston Rd.
Chelsea, AL 35043

Property Address 2053 Chelsea Park Bend
Chelsea, AL 35043

Date of Sale August 1, 2015
Total Purchase Price \$ 160,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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.

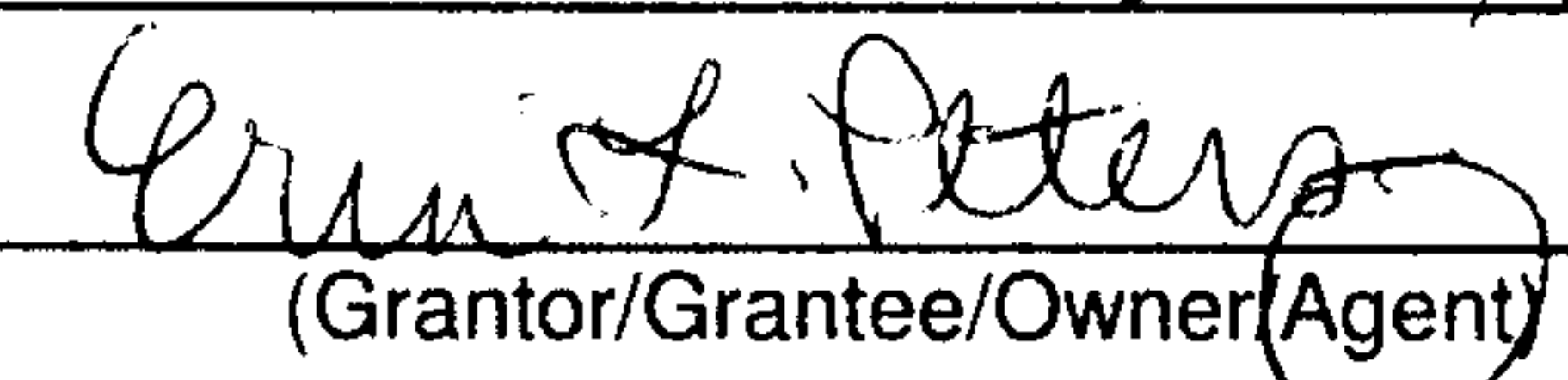
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/1/15

Print ERIN L. PETERS, ESQ

☒ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1