

15-579

SEND TAX NOTICE TO:

Jones Living Trust

157 Blackstone Court, Chelsea, AL 35043

20151202000412080

12/02/2015 01:08:52 PM

DEEDS 1/2

WARRANTY DEED

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Six Thousand and 00/100 (\$206,000.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Rekesh P. Naik and Kadambari N. Naik, Husband and Wife** (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **HUGH F. JONES, TRUSTEE OF THE JONES LIVING TRUST DATED APRIL 21, 1997**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 47, according to the Map and Survey of Chesser Plantation, Phase 1, Sector 2, as recorded in Map Book 33, page 121, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument 2002030600010788 together with all amendments thereto as recorded in the Probate Office of Shelby County, Alabama.

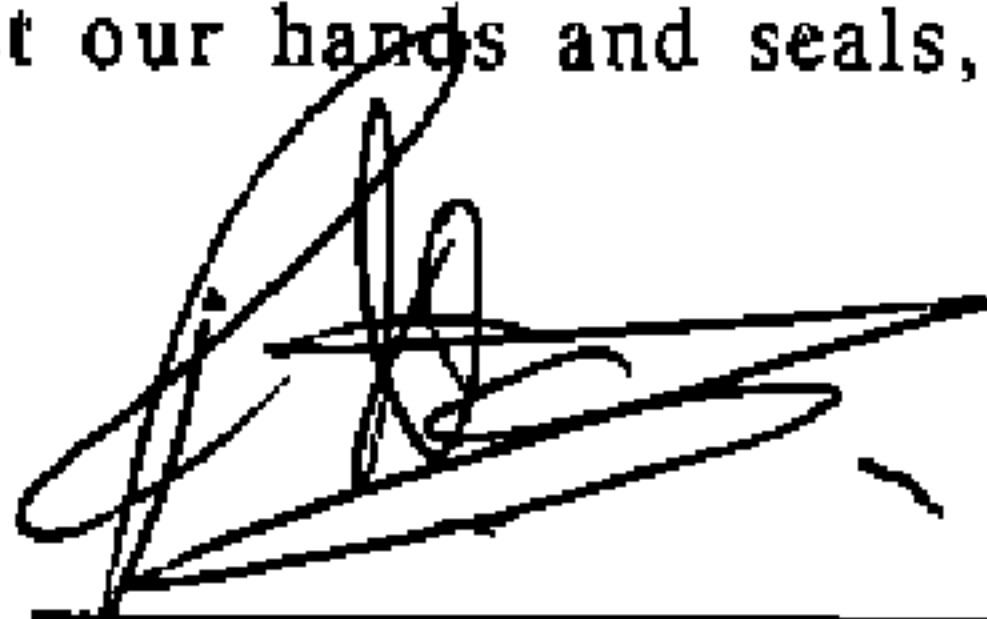
Subject to:

1. Taxes for the year 2015 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1 day of December, 2015.



Rekesh P. Naik



Kadambari N. Naik

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that Rekesh P. Naik and Kadambari N. Naik, whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 1 day of December, 2015.

Notary Public

Commission Expires: 8-7-2018

PREPARED BY: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	<u>Rekesh P Naik</u>	Grantee's Name	<u>Hugh F Jones, Trustee of the Jones</u>
Mailing Address	<u>Kadambari N Naik</u>	Mailing Address	<u>Living Trust</u>
	<u>157 Blackstone Court</u>		<u>157 Blackstone Court</u>
	<u>Chelsea, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>157 Blackstone Court</u>	Date of Sale	<u>12-1-15</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$ 206,000.00</u>
		Or	
		Actual Value \$	<u></u>
		Or	
		Assessor's	
		Market Value \$	<u></u>

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DEEDS 2/2

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 – 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 12-1-2015

☐ Unattested

(verified by)

Print Michael Galloway

Sign

Agent

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/02/2015 01:08:52 PM
\$223.00 CHERRY
20151202000412080