

RECORDING REQUESTED BY:

Name: Marsha Bodine Ainsworth

  
20151210000421940 1/4 \$192.50  
Shelby Cnty Judge of Probate, AL  
12/10/2015 08:36:41 AM FILED/CERT

INSTRUMENT PREPARED BY:

Name: Troy Alan Ainsworth  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35403

(Above reserved for official use  
only)

RETURN DEED TO:

Name: Marsha Bodine Ainsworth  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35043

SEND TAX STATEMENTS TO:

Name: Marsha Bodine Ainsworth  
Address: 1000 Chelsea Station  
Way  
Chelsea, Alabama 35043

Title Order # N/A

Tax Parcel/APN #  
099310002070.000  
Escrow # \_\_\_\_\_

**GENERAL WARRANTY DEED FOR ALABAMA**

**(Joint Tenants)**

STATE OF ALABAMA  
COUNTY OF SHELBY

DATE: 12/10/2015

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0, the receipt and sufficiency of which is hereby acknowledged, Troy Alan Ainsworth, ("Grantor") hereby conveys, sells, and grants to Marsha Bodine Ainsworth, Troy Alan Ainsworth, ("Grantees") and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "Property") located at 1000 Chelsea Station Way, Chelsea, Alabama 35043.

Legal Description: Lot 67, according to the Survey of Chelsea Station, as recorded in

Shelby County, AL 12/10/2015  
State of Alabama  
Deed Tax: \$169.50



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Map Book 38, page 109, in the Probate Office of Shelby County, Alabama

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantees and Grantees' heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Encumbrances and Other Restrictions: Declaration of Protective Covenants, Conditions and Restrictions for Chelsea Station, A Residential Subdivision.

Grantor 1: Troy Alan Ainsworth  
Marital Status: Married  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35403

Grantor 1's Spouse Name: Marsha Bodine Ainsworth  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35403

Grantee 1: Marsha Bodine Ainsworth  
Marital Status: Married  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35043

Grantee 1's Spouse Name: Troy Alan Ainsworth  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35043

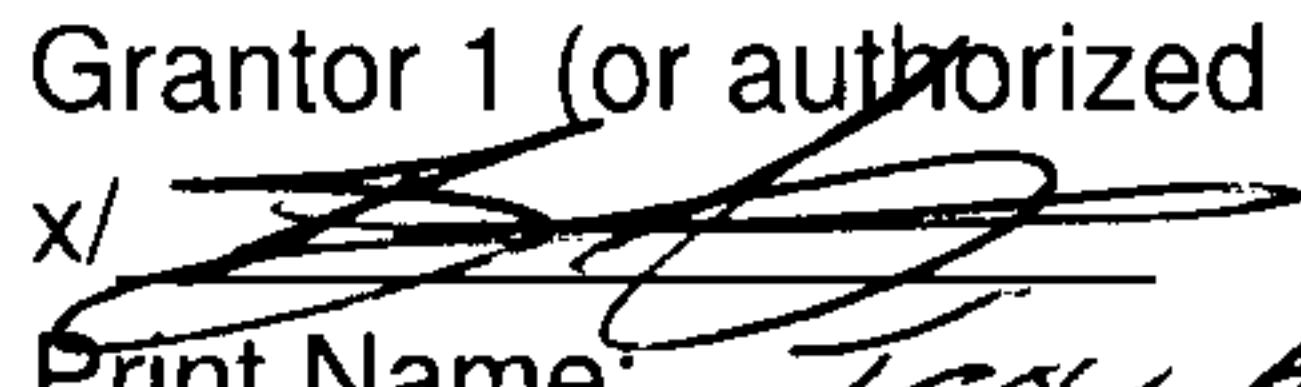
Grantee 2: Troy Alan Ainsworth  
Marital Status: Married  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35403

Grantee 2's Spouse Name: Marsha Bodine Ainsworth  
Address: 1000 Chelsea Station Way  
Chelsea, Alabama 35403

Vesting Information / Property Interest: Joint tenancy, with rights of survivorship.

### Signatures

Grantor signed, sealed, and delivered this General Warranty Deed to Grantees on  
12-10-15 (date).

Grantor 1 (or authorized agent)  
x/   
Print Name: Troy Ainsworth

Grantor 1's Spouse (or authorized agent)  
I, \_\_\_\_\_, acknowledging  
receipt of sufficient consideration, hereby  
waive and release all my rights, title, and  
interest, if any, in the above Property unto  
Grantee(s).  
x/ \_\_\_\_\_  
Print Name: \_\_\_\_\_

### Notary Public

STATE OF Shelby  
COUNTY OF \_\_\_\_\_



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On this the 12<sup>th</sup> day of Dec., 2015, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

\_\_\_\_\_.

WITNESS my hand and official seal.

Deborah L. Horton

(Print Name)

Deborah L. Horton [Affix seal]

(Signature)

NOTARY PUBLIC

My Commission Expires: 3-28-16

# Real Estate Sales Validation Form

11/11/15  
11/11/15

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

Grantor's Name  
Mailing Address

Troy Ainsworth  
1000 Chelsea Station Way  
Chelsea, AL 35043

Grantee's Name  
Mailing Address

Marsha Bodine Ainsworth  
Troy Alan Ainsworth  
1000 Chelsea Station Way  
Chelsea, AL 35043

Property Address

1000 Chelsea Station Way  
Chelsea, AL 35043

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 169 338.50

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



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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 12-10-15

Print Troy Ainsworth

Unattested

Sign 

(verified by)

(Grantor)  (Grantee/Owner/Agent) circle one