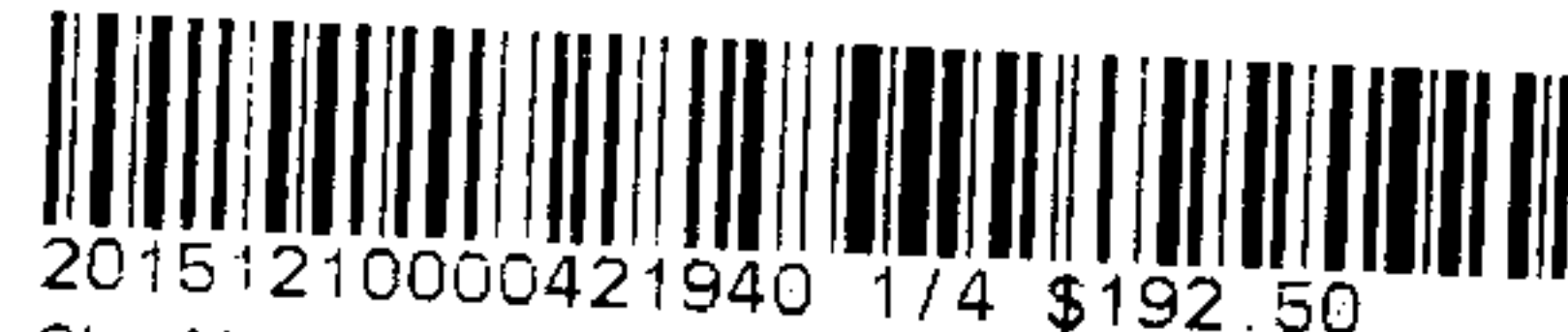


RECORDING REQUESTED BY:

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: _____

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

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/ [Signature]
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 _____



20151210000421940 3/4 \$192.50
Shelby Cnty Judge of Probate, AL
12/10/2015 08:36:41 AM FILED/CERT

On this the 12th 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

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

Handwritten initials and signature

Grantor's Name Troy Ainsworth
Mailing Address 1000 Chelsea Station Way
Chelsea, AL 35043

Grantee's Name Marsha Bodine Ainsworth
Mailing Address Troy Alan Ainsworth
1000 Chelsea Station Way
Chelsea, AL 35043

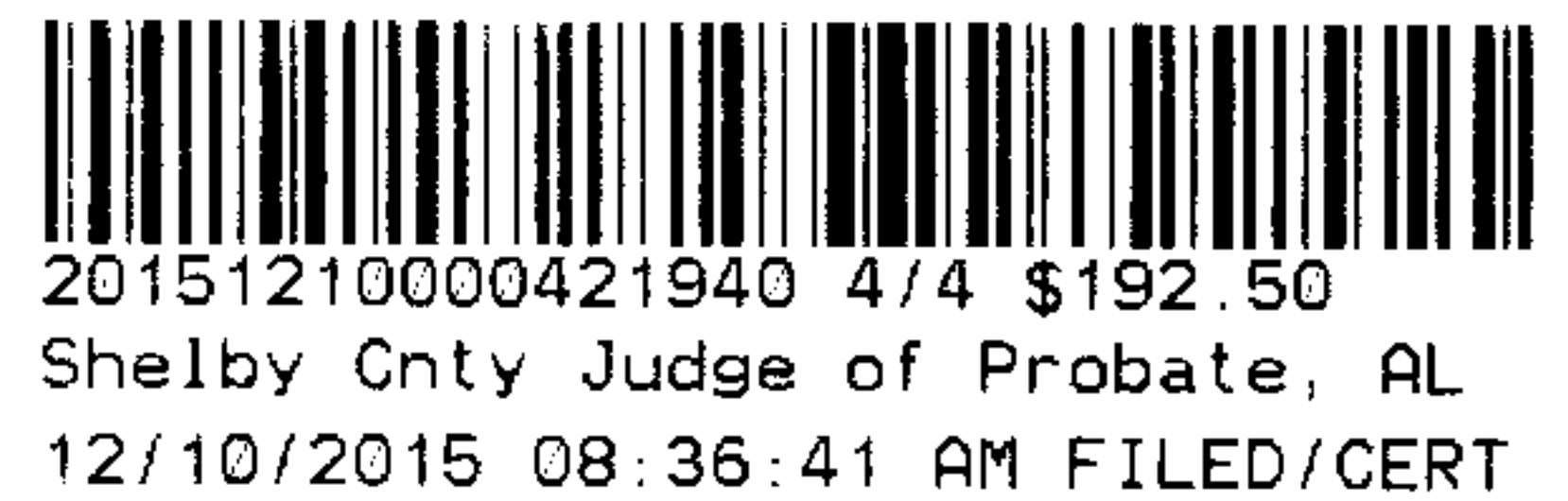
Property Address 1000 Chelsea Station Way
Chelsea, AL 35043

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one