

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
James Araujo and Katherine Araujo
100 Idle Lane
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety thousand and 00/100 (\$90,000.00) Dollars, (of which amount \$88,369.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, we, Ham & Cheese Investments, LLC(herein referred to as grantors) do grant, bargain, sell and convey unto James Araujo and Katherine Araujo, (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

A lot or parcel of land situated in the S 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the above said S 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of said section, for a point of beginning. Thence run East along the South line for a distance of 660.0 feet to an Old Iron Pin thence run North for a distance of 147.5 feet, thence run West and parallel to the South line for a distance of 147.5 feet, thence run South for a distance of 127.5 feet, thence run West for a distance of 512.5 feet; thence run South for a distance of 20.0 feet to the point of beginning.

Less and except that portion of subject property now known as Idle Lane.

Shelby County, AL 05/19/2016
State of Alabama
Deed Tax:\$2.00

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 16, 2016

_____(SEAL)

Mike Kelley, member (SEAL)
Ham & Cheese Investments, LLC
Mike Kelley, Member

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Kelley, whose name as Member of Ham & Cheese Investments, LLC, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.
Given under my hand and official seal on May 16, 2016

My commission expires: March 14, 2020

[Signature]

NOTARY PUBLIC

20160519000171400 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/19/2016 12:38:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's name: Ham & Cheese Investments LLC
Mailing address: 2726 Chandalar PI Dr, Pelham AL
Property address: 100 Idle Ln, Helena, AL

Grantee's Name: James Araujo
Mailing address: 100 Idle Ln, Helena, AL
Date of Sale: May 16, 2016
Total Purchase Price: \$90,000.00

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 value: _____

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: May 16, 2016

Print name: _____

☒ Unattested

(Verified by)

Sign: _____

Grantor, Grantee or Closing agent (Circle One)

