

Send tax notice to:
Anthony M. Welshans & Catelin J. Welshans
1804 Mohawk Drive
Alabaster, AL 35007
PEL1600493

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20161102000401150
11/02/2016 10:04:25 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Helen Housey, an unmarried woman, Sandra Bullock, a married woman and James Scott Housey, a married man whose mailing address is: P.O. Box 783, Helena, AL 35080** (hereinafter referred to as "Grantors"), by **Anthony M. Welshans and Catelin J. Welshans** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Navajo Pines, as recorded in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

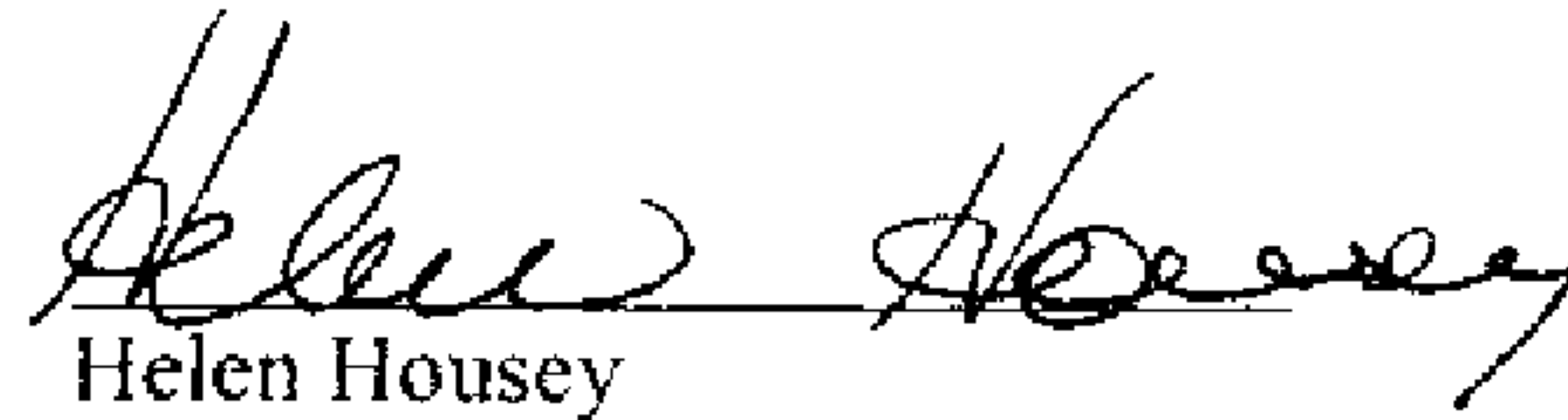
\$137,365.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of Sandra Bullock nor the homestead of her spouse. The property being conveyed herein does not constitute the homestead of James Scott Housey nor the homestead of his spouse.

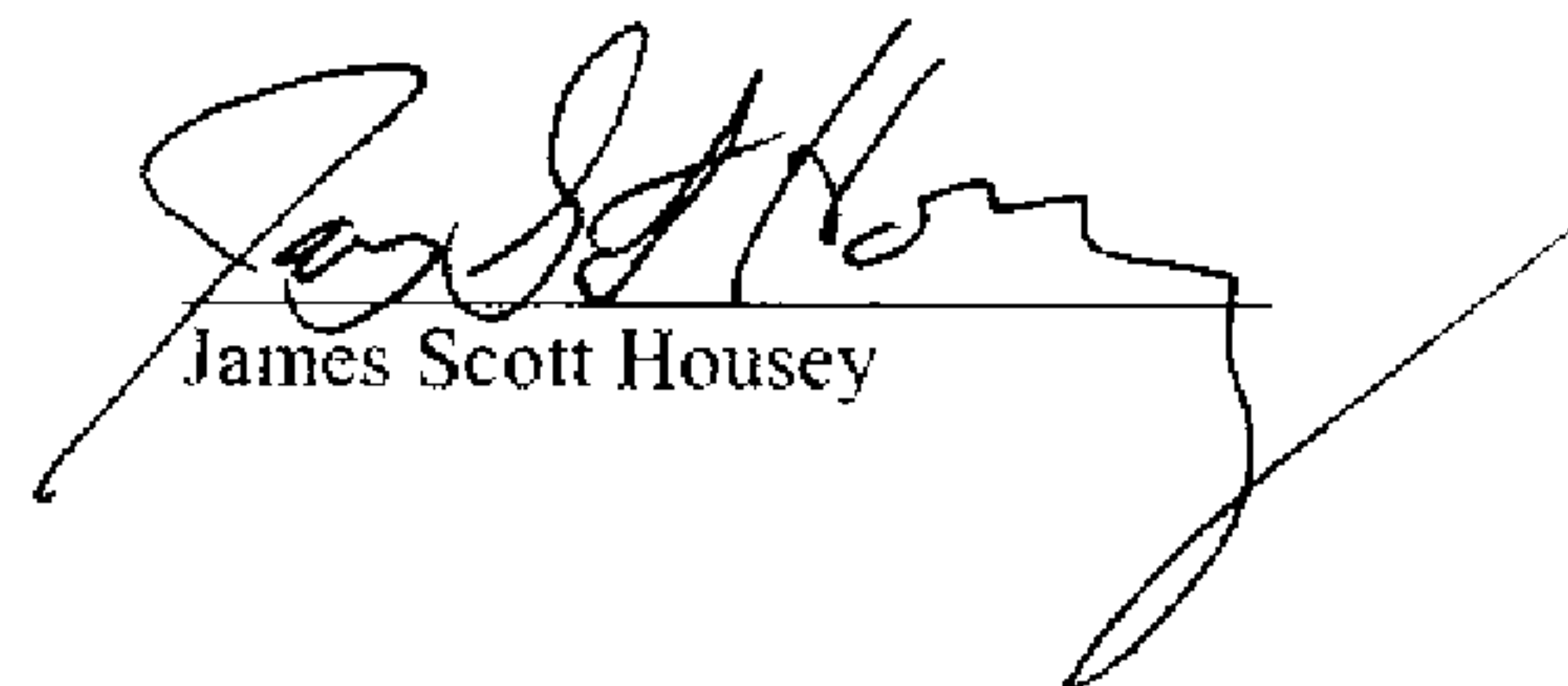
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Helen Housey, Sandra Bullock and James Scott Housey have hereunto set their signatures and seals on October 21, 2016.


Helen Housey


Sandra Bullock


James Scott Housey

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Housey, an unmarried woman, Sandra Bullock, a married woman and James Scott Housey, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of October, 2016.

(NOTARIAL SEAL)


Notary Public
Print Name: Mark Asbury
Commission Expires: 6-28-20

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Helen Housey
Sandra Bullock
James Scott Housey
P.O. Box 783, Helena AL 35880

Grantee's Name
Mailing Address

Anthony M. Welsh
Caitlin J. Welsh
1804 Mohawk Dr
Alabaster AL 35887

Property Address

1804 Mohawk Dr
Alabaster AL 35887

Date of Sale

10/21/16

Total Purchase Price \$

139,900

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

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 10/21/16

Print

Mark Asbury

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 10:04:25 AM
\$22.00 CHERRY
20161102000401150

[Signature]