

This Document Prepared By:

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9041 South Pecos Road #3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Jose M. Ballesteros, et al
3068 Chelsea Park Ridge
Chelsea, AL 35043

FMV = \$271,800.00

Assessor's Parcel Number: 09 7 36 1 004 032.000

62499093 - 3829036

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

"TOTAL consideration of property
is \$500.00 or less"

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jose M. Ballesteros, a married man, who acquired title without marital status and joined by his spouse Amanda M. Ballesteros**, (herein referred to as grantor, whether one or more), whose mailing address is 3068 Chelsea Park Ridge, Chelsea, Alabama 35043, grant, bargain, sell and convey unto **Jose M. Ballesteros and Amanda M. Ballesteros, husband and wife, as joint tenants**, (herein referred to as grantee, whether one or more), whose mailing address is 3068 Chelsea Park Ridge, Chelsea, Alabama 35043, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 3068 Chelsea Park Ridge, Chelsea, Alabama 35043

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

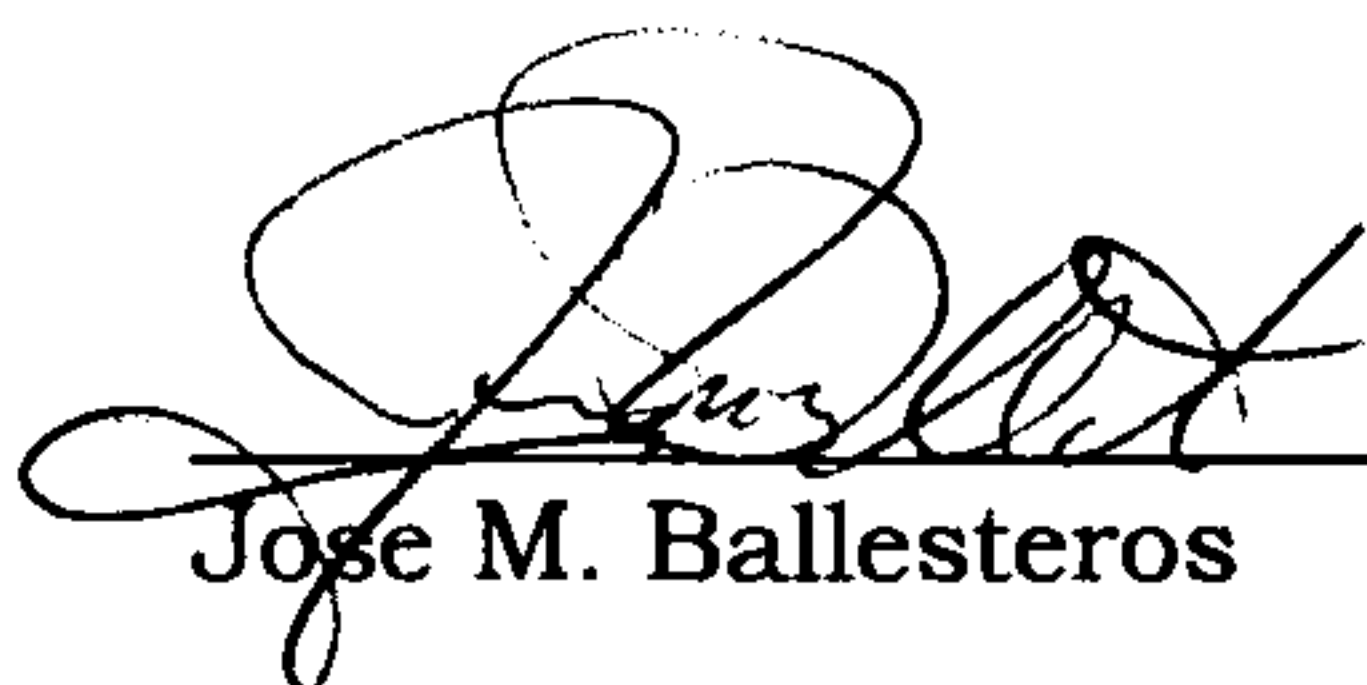
_____ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

(Attached to and becoming a part of Warranty Deed dated: 12/14/16
between **Jose M. Ballesteros, a married man, who acquired title without marital status and joined by his spouse Amanda M. Ballesteros**, as Seller(s) and **Jose M. Ballesteros and Amanda M. Ballesteros, husband and wife, as joint tenants**, as Purchaser(s).)

AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Jose M. Ballesteros** and **Amanda M. Ballesteros** have hereunto set my (our) hand(s) and seal(s), this 14 day of December, 2016.


Jose M. Ballesteros


Amanda M. Ballesteros


General Acknowledgement

STATE OF Alabama
Shelby COUNTY

I, David Scott Watson a Notary Public in and for said County, in said State, hereby certify that **Jose M. Ballesteros and Amanda M. Ballesteros**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
14 day of December, 2016.


NOTARY PUBLIC David Scott Watson
My Commission Expires: July 16, 2018

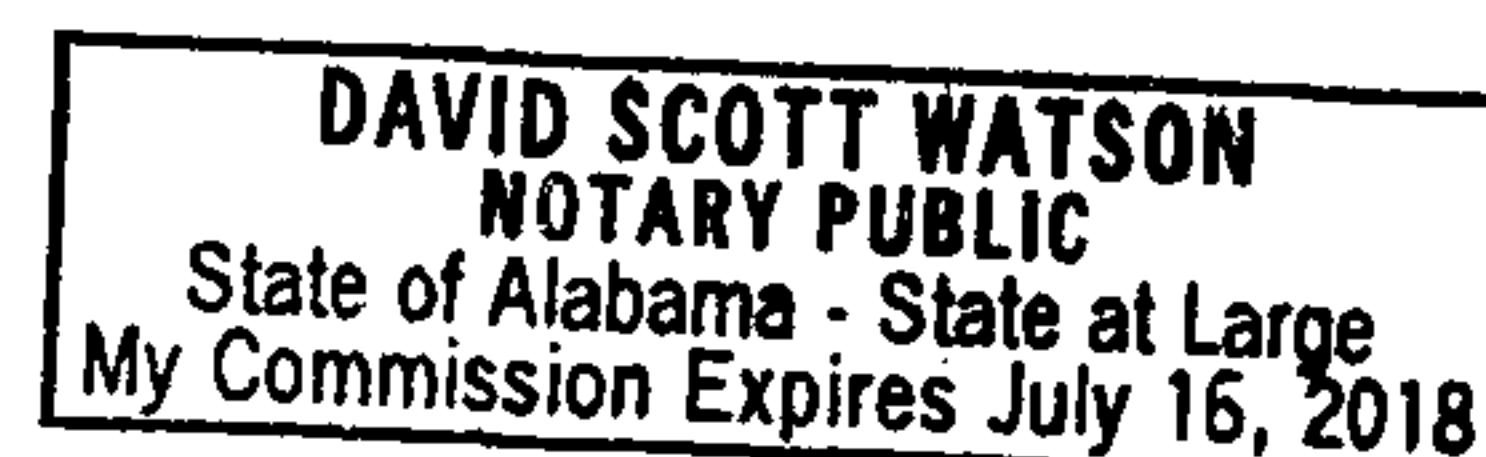
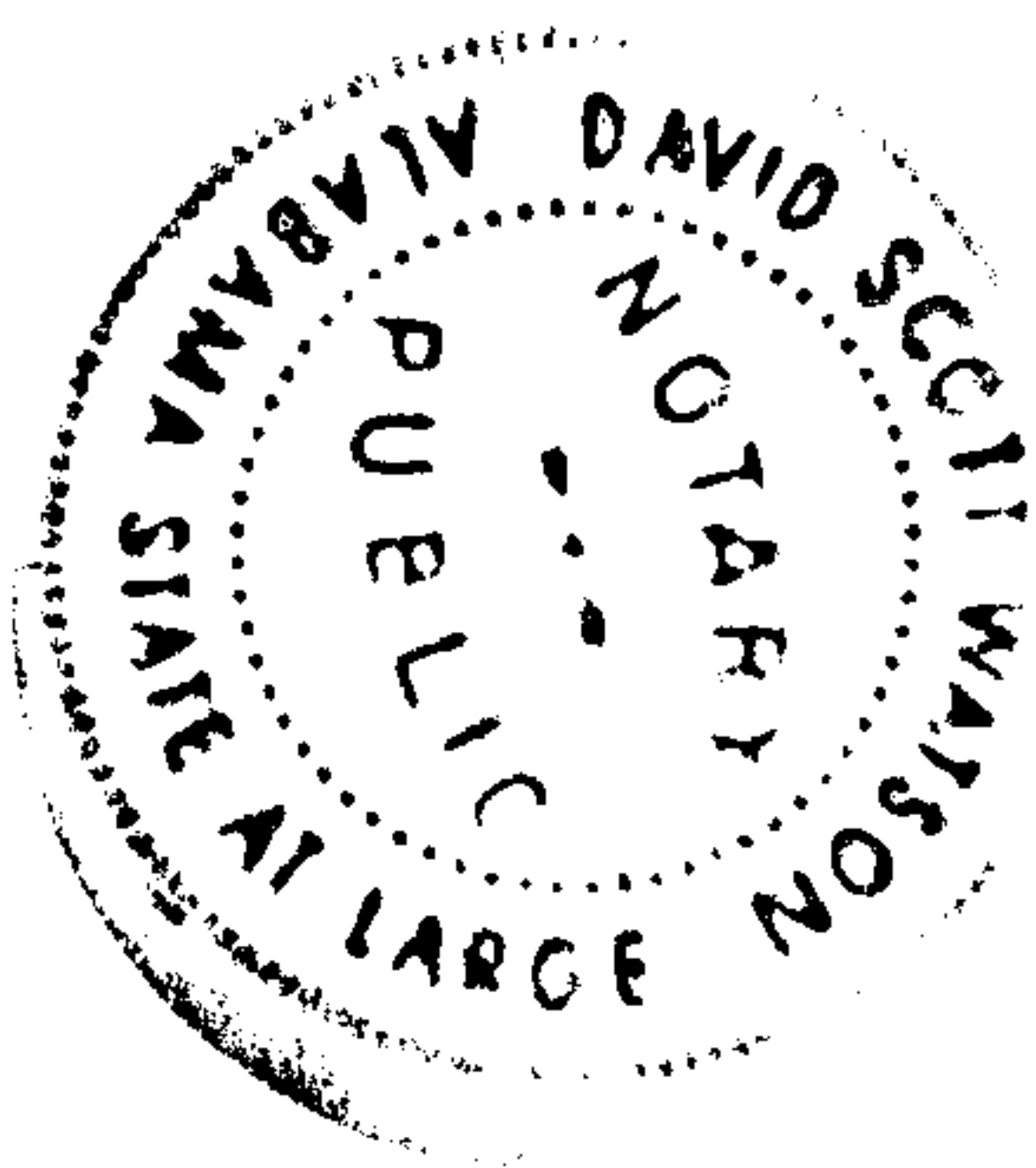


EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF SHELBY IN THE STATE OF AL

LOT 4-32, ACCORDING TO THE SURVEY OF CHELSEA PARK 4TH SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 4TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED IN INSTRUMENT 20050425000195430 (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE EASEMENT PARCEL AS MORE PARTICULARLY DESCRIBED IN THE EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT 20040816000457750 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded August 20, 2013; Doc. No. 20130820000339250

Real Estate Sales Validation Form

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

Grantor's Name Jose M. Ballesteros, a married man, who acquired title without marital status and joined by his spouse Amanda M. Ballesteros

Grantee's Name Jose M. Ballesteros and Amanda M. Ballesteros, husband and wife, as joint tenants

Mailing Address 3068 Chelsea Park Ridge
Chelsea, Alabama 35043

Mailing Address 3068 Chelsea Park Ridge
Chelsea, Alabama 35043

Property Address 3068 Chelsea Park Ridge
Chelsea, Alabama 35043

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value Fair market value is \$271,800.00, rounded up to \$272,000.00 x .001 = \$272.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrman, Probate Judge
County Clerk
Shelby County, AL
01/11/2017 11:01:18 AM
\$296.00 CHARTER
20170111000010750

[Signature]

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 Shelby County Assessor's website
☐ Closing Statement 20170111000010750 01/11/2017 11:01:18 AM DEEDS 4/4

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 12-14-2016

Print Jose M. Ballesteros

Unattested *[Signature]*
(verified by)

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