

\*\*\*The purchase of the herein described real property is being financed in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.\*\*\*

**20170301000070410**  
**03/01/2017 11:08:31 AM**  
**DEEDS 1/3**

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
GREYSTONE TITLE, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238

Send Tax Notice to:  
John Mejia and Kristi Mejia  
531 Sheffield Way  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**GENERAL WARRANTY DEED**

That in consideration of FIVE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$565,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned **JAMES G. JASINSKI, a married man**, has granted, bargained and sold, and do by these presents grants, bargains, sells and conveys unto **JOHN MEJIA AND KRISTI MEJIA, husband and wife**, (hereinafter referred to as Grantees) with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 70, according to the Final Plat of the Residential, Private Subdivision, Stonegate Realty, Phase Three, (being a resurvey of Lot B, Stonegate Realty, Phase Two as recorded in the Shelby County Probate Office, Map Book 31 Page 28 A & B and Lot 2, Stonegate Realty Subdivision as recorded in the Shelby County Probate Office, Map 27 Page 133), recorded in Map Book 33, Page 122, in the Probate Office of Shelby County, Alabama.

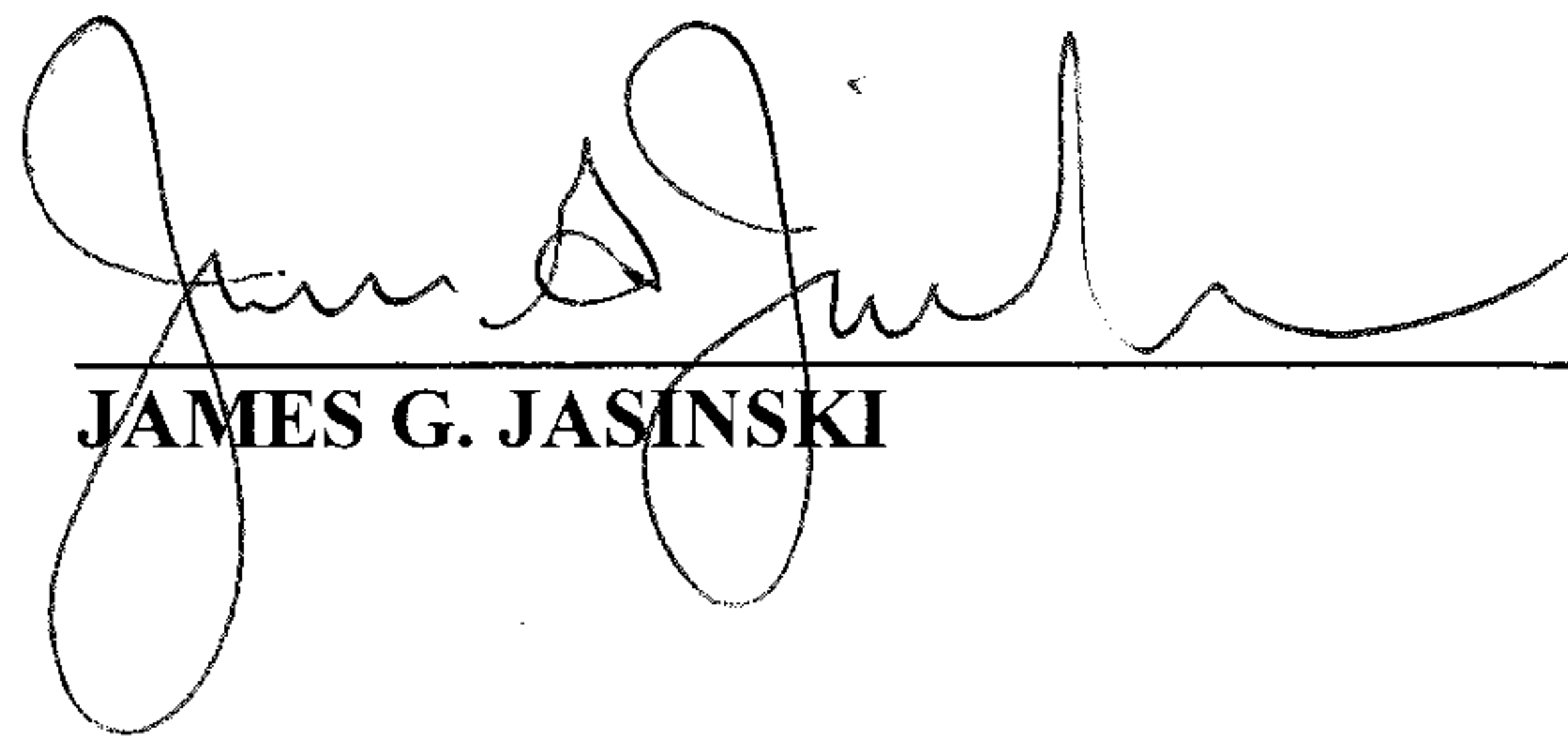
NOT HOMESTEAD OF GRANTOR.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

**TO HAVE AND TO HOLD** the above described property, together with all rights and

privileges incident or appurtenant thereto, unto **JOHN MEJIA AND KRISTI MEJIA**, with joint right of survivorship, their heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

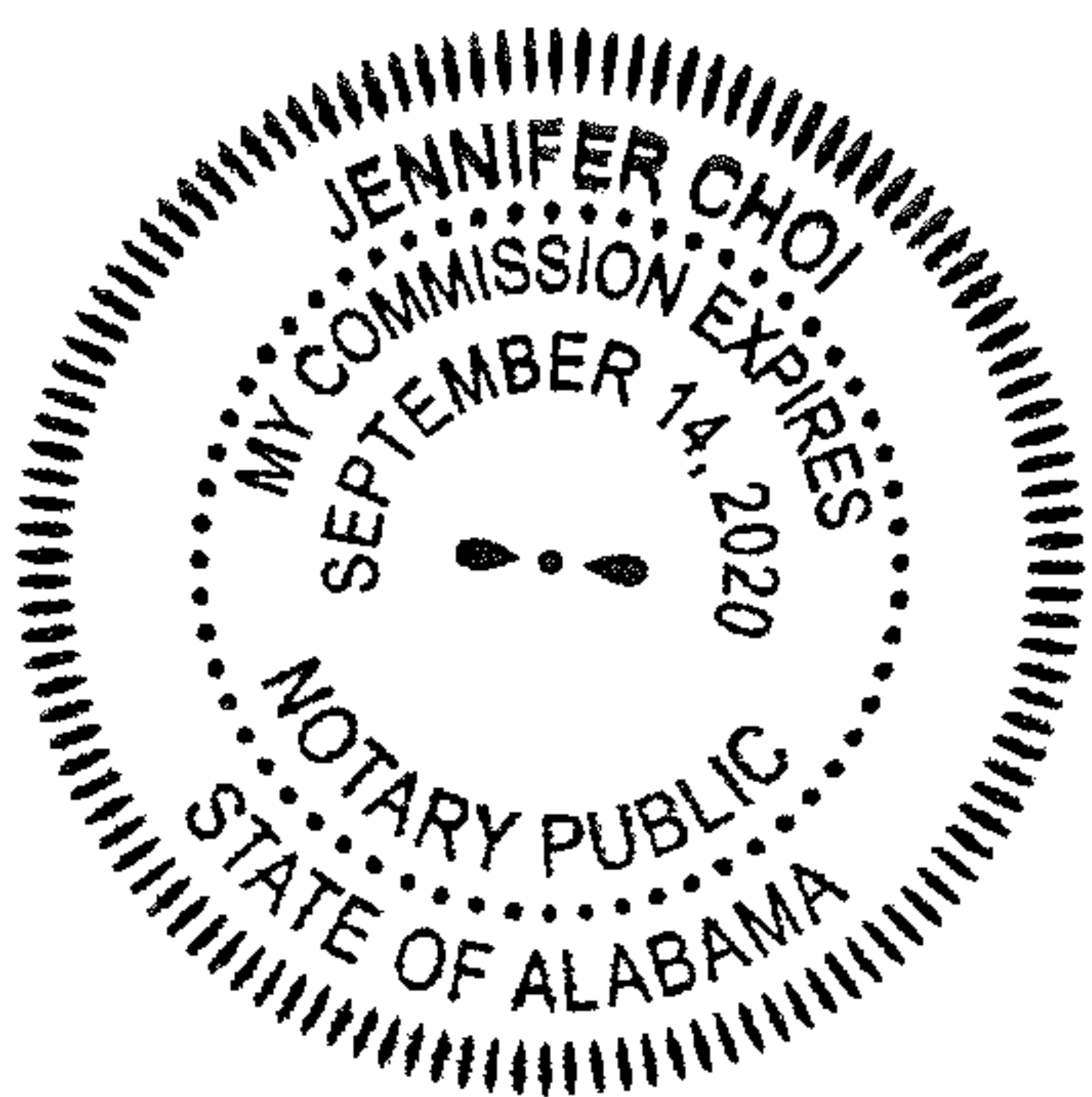
IN WITNESS WHEREOF, **JAMES G. JASINSKI** has caused this conveyance to be executed in his name, and his seal affixed this the 28<sup>th</sup> day of February, 2017.

  
\_\_\_\_\_  
**JAMES G. JASINSKI**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **JAMES G. JASINSKI**, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of February, 2017.



\_\_\_\_\_  
Notary Public

My Commission Expires: 09/14/2020.

## Real Estate Sales Validation Form

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

Grantor's Name	JAMES G. JASINSKI	Grantee's Name	JOHN MEJIA
Mailing Address	3313 Brook Highland Circle Birmingham, AL 35242	Mailing Address	531 Sheffield Way Birmingham, AL 35242
Property Address	Lot 70, Saintfield Lane Birmingham, AL 35242	Date of Sale	2/28/2017
		Total Purchase Price	\$ 565,000.00
		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 2/28/2017

Print JAMES G. JASINSKI

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  
 03/01/2017 11:08:31 AM  
 \$162.50 CHERRY  
 20170301000070410