

WARRANTY DEED

20170405000115700 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
04/05/2017 12:35:24 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty-One Thousand and 00/100 (\$181,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **JASON A. SEALES and STEPHANIE E. PULFREY SEALES, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DONNA LEONELLI**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 25, ACCORDING TO THE SURVEY OF THE COTTAGES AT CHESSER - PHASE I, RECORDED IN MAP BOOK 33, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT #2002030600010788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"). ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$171,950.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31st day of March, 2017.

Shelby County, AL 04/05/2017
State of Alabama
Deed Tax: \$9.50

Jason A Seales
JASON A. SEALES

Stephanie E. Pulfrey Seales
STEPHANIE E. PULFREY SEALES

BY: Charlotte B. Pulfrey, Attorney-in-fact
CHARLOTTE B. PULFREY, ATTORNEY-IN-FACT

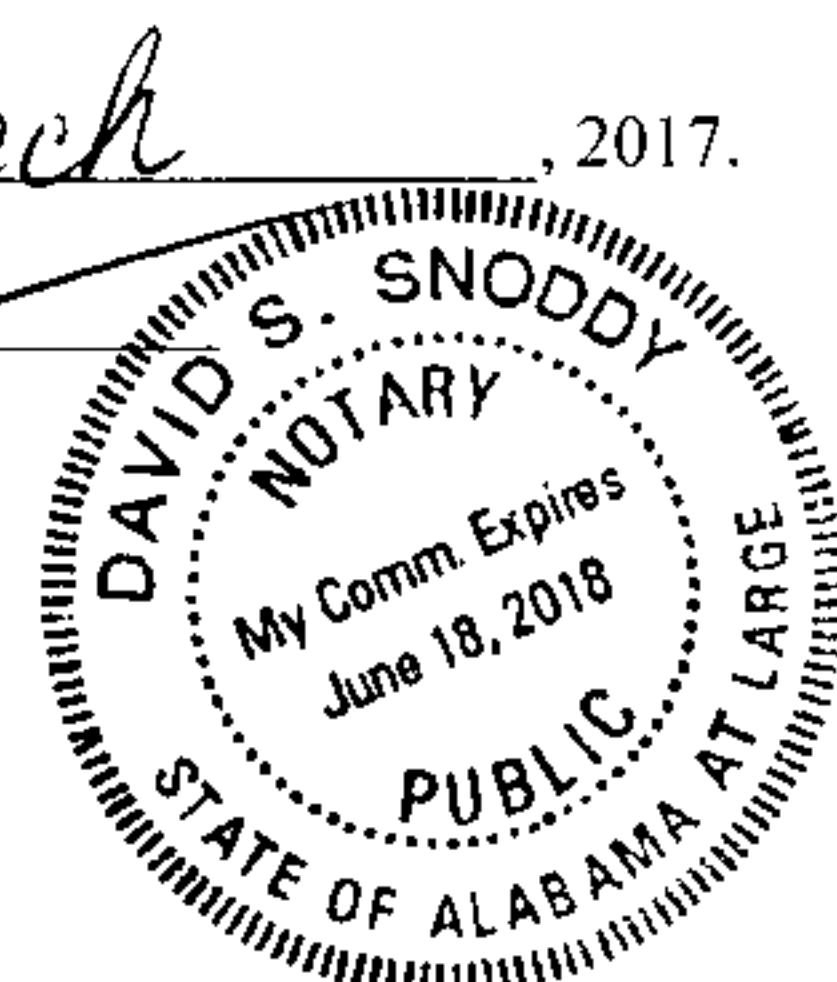
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that JASON A. SEALES and STEPHANIE E. PULFREY SEALES, BY CHARLOTTE B. PULFREY, ATTORNEY-IN-FACT 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 conveyance, JASON A. SEALES AND STEPHANIE E. PULFREY SEALES, BY CHARLOTTE B. PULFREY, IN HER CAPACITY OF ATTORNEY-IN-FACT AND WITH FULL AUTHORITY executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 31st day of March, 2017.
My Commission Exp: _____
Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
DONNA LEONELLI
271 CHESSER PARK DR
CHELSEA, AL 35043



Real Estate Sales Validation Form

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

Grantor's Name JASON A. SEALES

Grantee's Name DONNA LEONELLI

Mailing Address: ~~2184 Dove Place~~
2421 Dove Place
Birmingham, AL 35216

Mailing Address: 271 CHESSER PARK DR
CHELSEA, AL 35043

Property Address 271 CHESSER PARK DR
CHELSEA, AL 35043

Date of Sale March 31, 2017

Total Purchaser Price \$181000

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
 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 3/31/17

Print Donna Leonelli

Unattested [Signature]
(verified by)

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

