

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Karen Jensen Aulisa and Anthony Gerard,
Trustees
5865 Neal Avenue N. #341
Stillwater, MN 55084

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **ANTHONY AULISA and wife, KAREN AULISA** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **KAREN JENSEN AULISA and ANTHONY GERARD AULISA as Trustees of the KAREN JENSEN AULISA TRUST dated June 23, 2016** (hereinafter referred to as GRANTEE), its heirs, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4-51, according to the Map and Survey Chelsea Park, 4th Sector, recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate 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 as Instrument No. 20050425000195430, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.
Existing covenants and restrictions, easements, building lines and limitations of record.

This preparer of this instrument makes no representation as to the status of the title to the property conveyed herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 04/12/2017
State of Alabama
Deed Tax \$229.00


20170412000122730 1/3 \$251.00
Shelby Cnty Judge of Probate, AL
04/12/2017 08:16:40 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 17th day of March, 2017.

Anthony Aulisa
ANTHONY AULISA

Karen Aulisa
KAREN AULISA

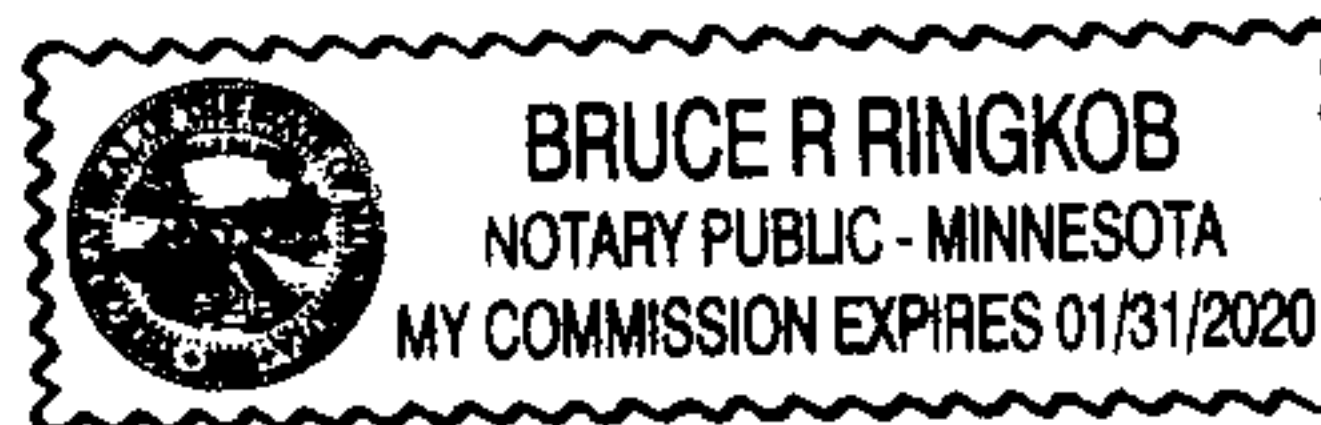
STATE OF MINNESOTA)
COUNTY OF Anoka)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ANTHONY AULISA, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of March, 2017.

Bruce R Ringkob
NOTARY PUBLIC
My Commission Expires: 1-31-2020

(Affix Seal)



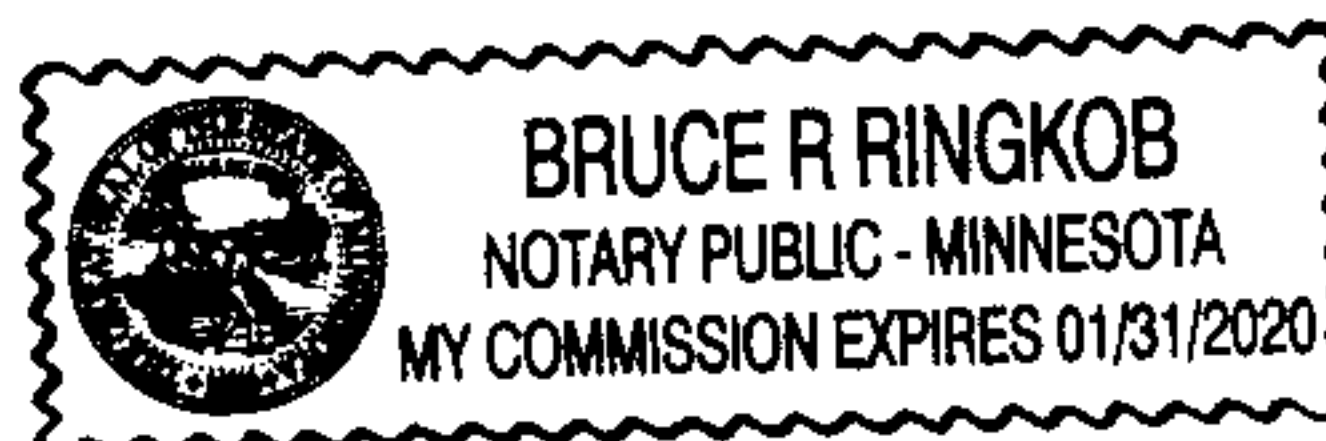
STATE OF MINNESOTA)
COUNTY OF Anoka)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that KAREN AULISA, whose name 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of March, 2017.

B R Ringkob
NOTARY PUBLIC
My Commission Expires: 1-31-2020

(Affix Seal)



20170412000122730 2/3 \$251.00
Shelby Cnty Judge of Probate: AL
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Real Estate Sales Validation Form

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

Grantor's Name	Anthony Aulisa and Karen Aulisa	Grantee's Name	Karen Jensen Aulisa and Anthony Gerard Aulisa, as Trustees of the Karen Jensen Aulisa Trust dated June 23, 2016
Mailing Address	5865 Neal Avenue N. #341 Stillwater, MN 55084	Mailing Address	5865 Neal Avenue N. #341 Stillwater, MN 55084
Property Address	3144 Chelsea Park Ridge Chelsea, AL 35043	Date of Sale	March <u>17</u> , 2017
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ <u>229,000.00</u>

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/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other - |
| ☐ Closing Statement | |

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 _____

Print Anthony Aulisa and Karen Aulisa

Unattested

(verified by)

Sign Anthony Aulisa
(Grantor/Grantee/Owner/Agent) circle one

Karen Aulisa



20170412000122730 3/3 \$251.00
Shelby Cnty Judge of Probate, AL
04/12/2017 08:16:40 AM FILED/CERT