

This instrument was prepared by:

Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:

Paul Anthony Isbell  
Yanivis Lilibeth Chinchilla Pacheco  
333 Appleford Road  
Helena, AL 35080

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Four Thousand Nine Hundred and No/100 (\$284,900.00)** and other good and valuable consideration to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **John P. Scruggs and Bobbi Scruggs, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Paul Anthony Isbell and Yanivis Lilibeth Chinchilla Pacheco** (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 55, according to the Survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

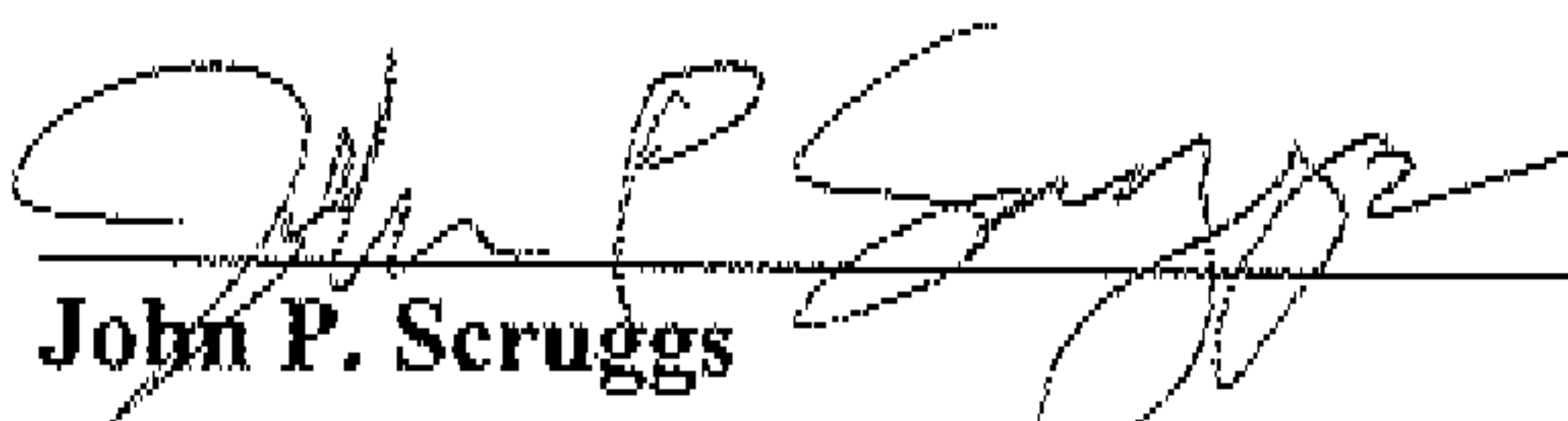

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$270,655.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/ (we) the undersigned hereunto set my (our) hand(s) and seal(s) this 28<sup>th</sup> day of July, 2017.

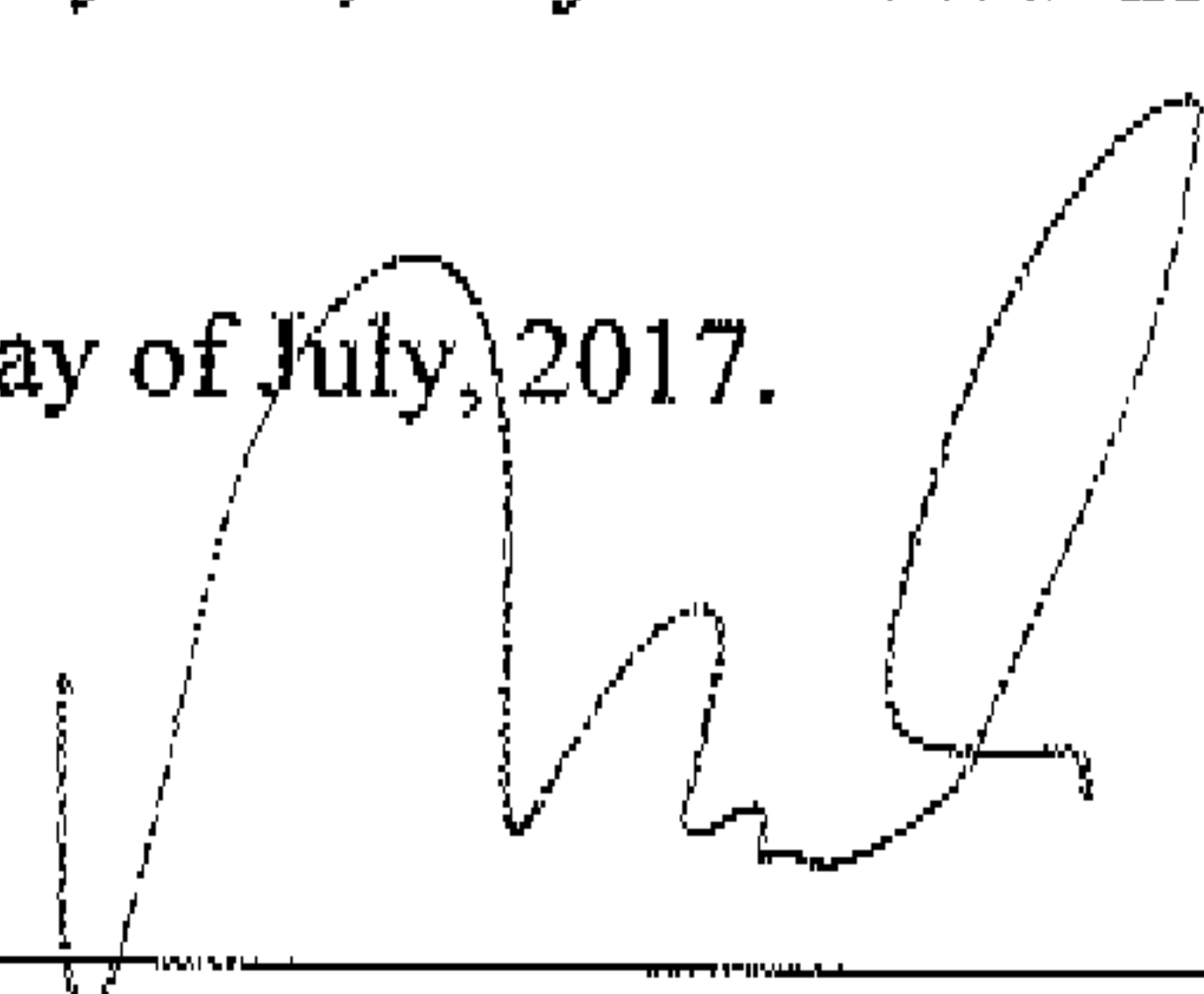
 (SEAL)  
John P. Scruggs  
 (SEAL)  
Bobbi Scruggs

STATE OF ALABAMA)

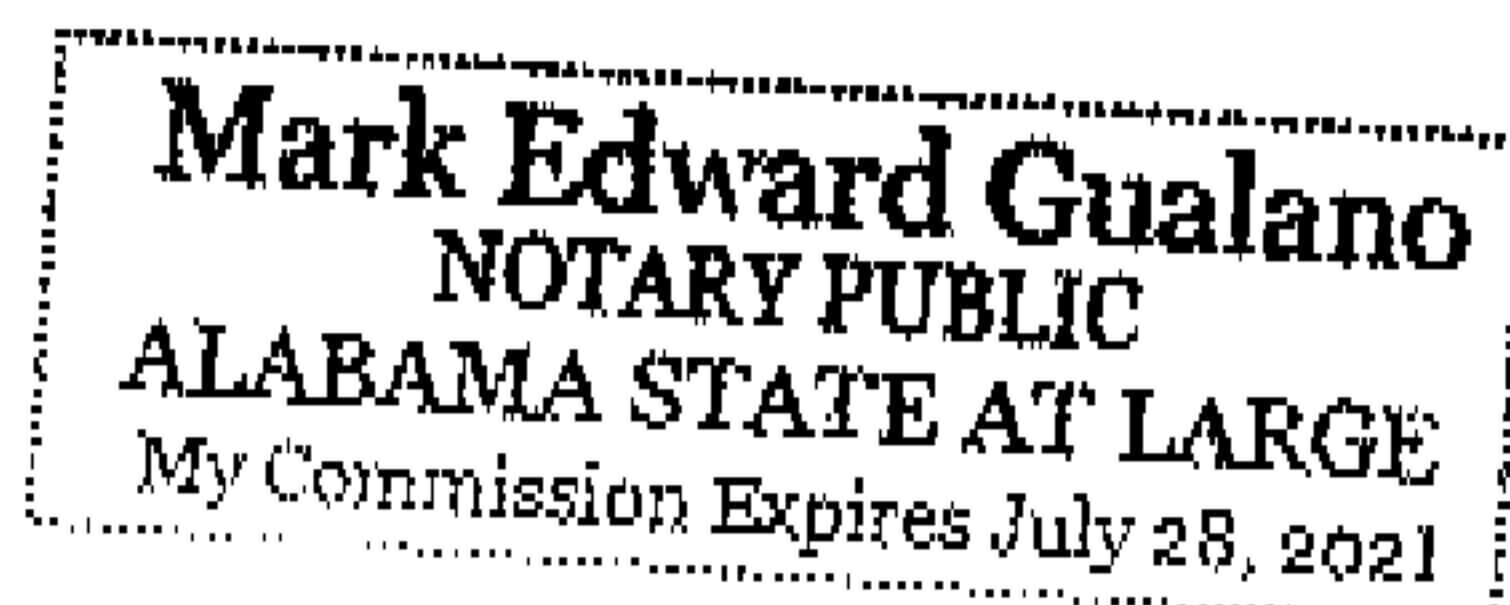
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **John P. Scruggs and Bobbi Scruggs, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they 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 July, 2017.

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

My commission expires: 7/28/21



## Real Estate Sales Validation Form

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

Grantor's Name	John P. Scruggs Bobbi Scruggs	Grantee's Name	Paul Anthony Isbell Yanivis Lilibeth Chinchilla Pacheco
Mailing Address	333 Appleford Road Helena, AL 35080	Mailing Address	128 Tintern Abbey Alabaster, AL 35007
Property Address	333 Appleford Road Helena, AL 35080	Date of Sale	July 28, 2017
		Total Purchase Price	\$284,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 \_\_\_\_\_

Unattested

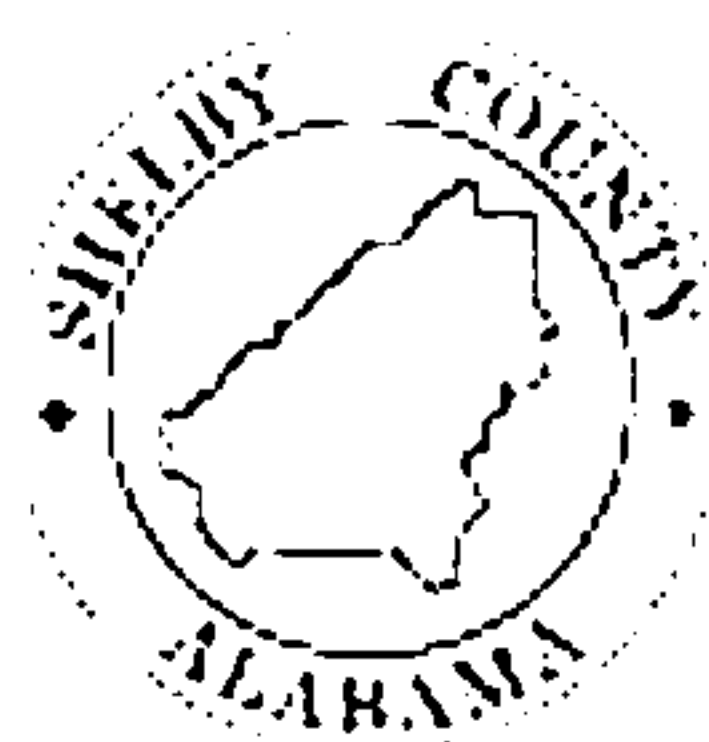
(verified by)

Print Paul Anthony Isbell

Sign

(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  
08/01/2017 10:26:36 AM  
\$35.50 CHERRY  
20170801000275790