

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Kiran A. Chavan and Tejaswini K. Chavan
926 Greystone Highlands Circle
Birmingham, Alabama 35242

WARRANTY DEED



20170811000292160 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
08/11/2017 03:30:06 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this August __, 2017, That for and in consideration of **TWO HUNDRED SIX THOUSAND AND NO/100 (\$206,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **MARY GLENN CALHOUN, AS DEVISEE OF THE ESTATE OF WILLIAM JAMES GIBBS, DECEASED (PROBATE CASE NO. PR-2017-000372), an unmarried person, and MICHAEL K. ALFORD, THE PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM JAMES GIBBS, DECEASED (PROBATE CASE NO. PR-2017-000372)**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **KIRAN A. CHAVAN**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 6, according to the Amended Map of Greystone Highlands, Phase I, as recorded in Map Book 19, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 19, Page 24.

William J. Gibbs is the surviving grantee of deed recorded for record July 6, 2000 in Inst. #2000-22516, the other grantee Carolyn N. Gibbs having died on or before September 3, 2009.

The property conveyed herein does not constitute the homestead of the Grantors.

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

Shelby County, AL 08/11/2017
State of Alabama
Deed Tax: \$4.00

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 Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 08, 2017.

GRANTOR:

Mary Glenn Calhoun

Mary Glenn Calhoun, as devisee of the Estate of William James Gibbs,
Deceased (Probate Case No. PR-2017-000372)

STATE OF Florida
COUNTY OF Orange

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Mary Glenn Calhoun, as devisee of the Estate of William James Gibbs, Deceased (Probate Case No. PR-2017-000372), whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Mary Glenn Calhoun, as devisee of the Estate of William James Gibbs, Deceased (Probate Case No. PR-2017-000372) executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 08, 2017.

DL

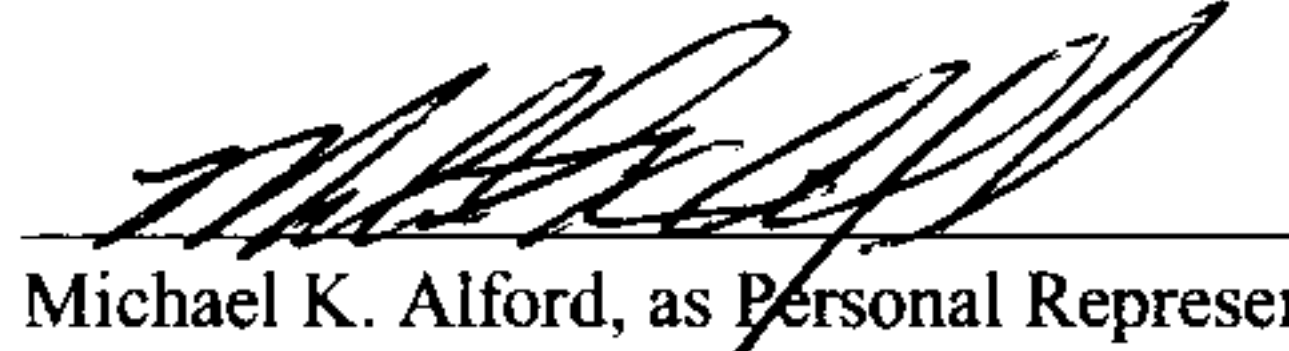
My Commission Expires: Feb 12, 2021
Stephanie Marsh, Notary Public
Stephanie Marsh



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IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 8, 2017.

GRANTOR:

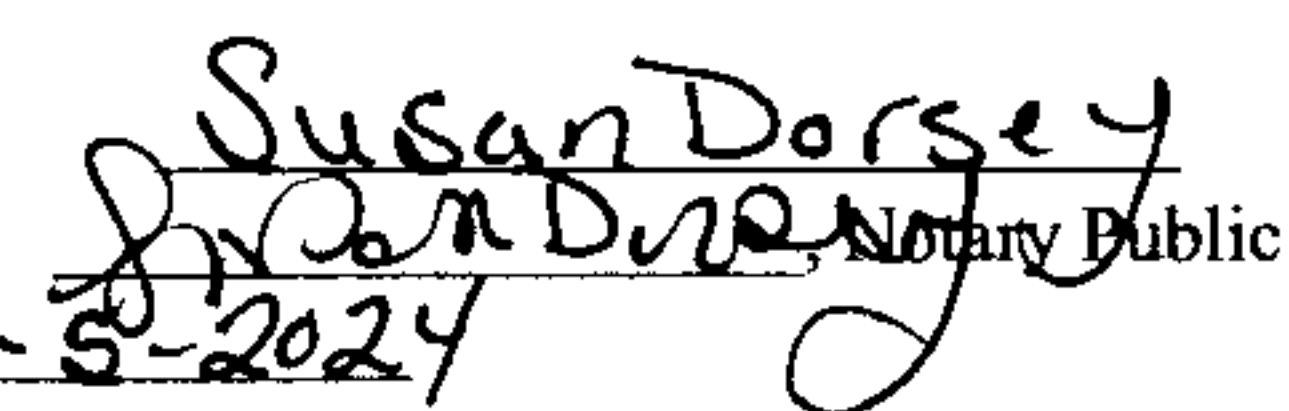


Michael K. Alford, as Personal Representative of the Estate of William James Gibbs, Deceased (Probate Case No. PR-2017-000372)

STATE OF SC
COUNTY OF Berkley

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Michael K. Alford as Personal Representative of the Estate of William James Gibbs, Deceased (Probate Case No. PR-2017-000372), whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Michael K. Alford, as Personal Representative of the Estate of William James Gibbs, Deceased (Probate Case No. PR-2017-000372) executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 8, 2017.


Susan Dorsey, Notary Public

My Commission Expires: 12-5-2024

[Affix Seal Here]



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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 Estate of William James G
Mailing Address Mary Glenn Calhoun
926 Greystone Highlands Circle
Birmingham, AL 35242

Grantee's Name Kiran A. Chavan
Mailing Address 926 Greystone Highlands Circle
Birmingham, AL 35242

Property Address 926 Greystone Highlands Circle
Birmingham, AL 35242


Date of Sale 8/9/17
Total Purchase Price \$ 206,000.00

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


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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 8/9/17

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1