

Send tax notice to:
William Cholewinski & Stephanie Cholewinski
1307 3rd Avenue SW
Alabaster, AL 35007

PEL1700700

20171103000399110
11/03/2017 08:48:58 AM
DEEDS 1/3

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Jason D. Pruitt and April Pruitt, Husband and Wife, whose mailing address is: 113 Greenfield Lane, Alabaster, AL 35007** (hereinafter referred to as "Grantors"), by **William Cholewinski and Stephanie Cholewinski** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Kenton Brant Nickerson Subdivision as recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama.

William H. Cholewinski and William Cholewinski are one and the same person.
Stephanie M. Cholewinski and Stephanie Cholewinski are one and the same person.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

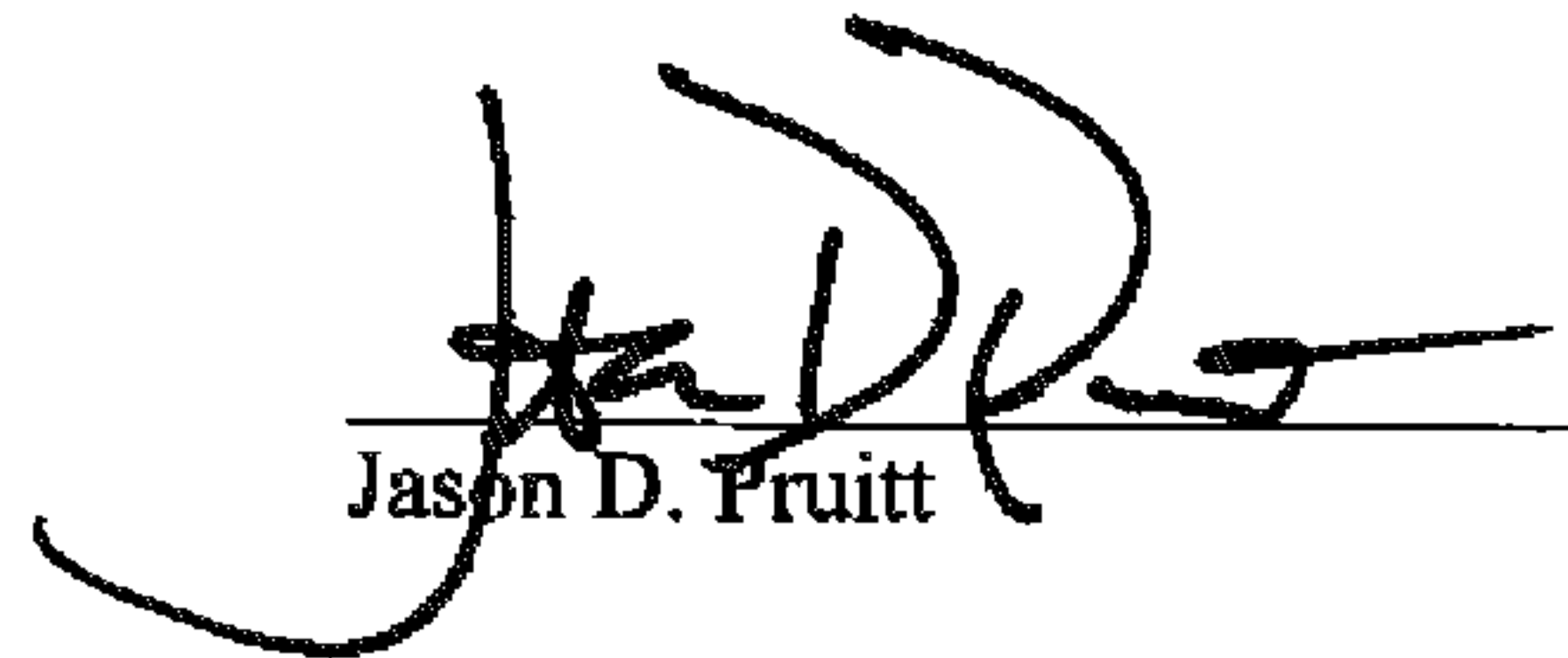
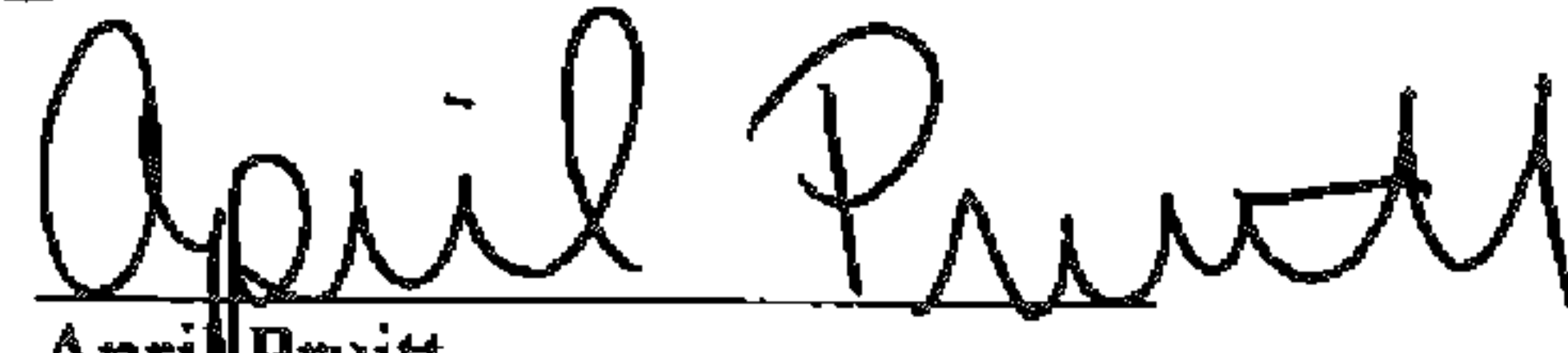
MINING AND MINERAL RIGHTS EXCEPTED.

\$150,350 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Jason D. Pruitt and April Pruitt have hereunto set their signatures and seals on October 31, 2017.



Jason D. Pruitt

April Pruitt

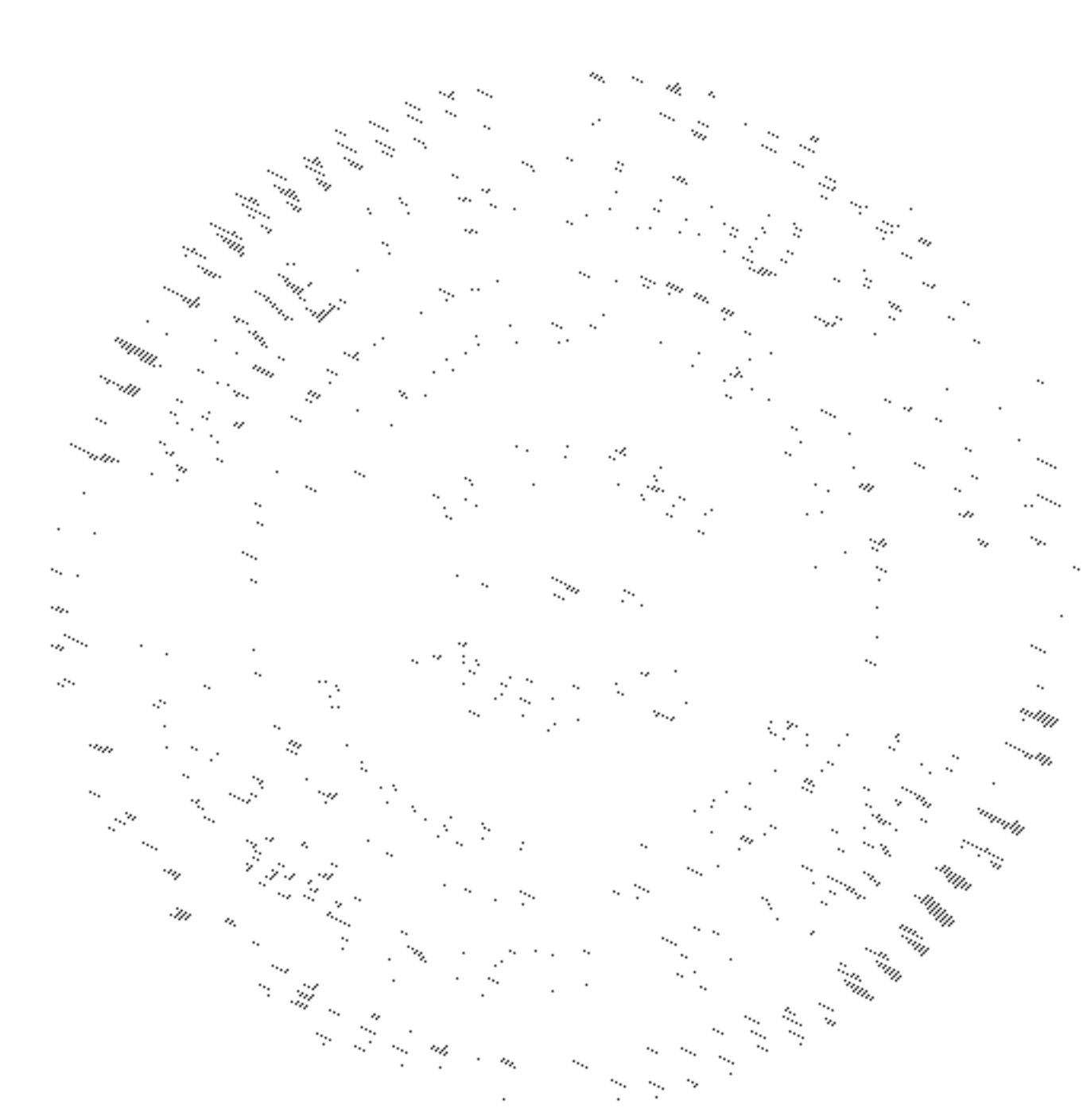
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason D. Pruitt and April Pruitt, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2017.

(NOTARIAL SEAL)


Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Jason D. Pruitt</u>	Grantee's Name	<u>William Cholewinski</u>
Mailing Address	<u>April Pruitt</u>	Mailing Address	<u>Stephanie Cholewinski</u>
	<u>113 Greenfield Lane</u>		<u>1307 3rd Avenue SW</u>
	<u>Alabaster, AL 35007</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>1307 3rd Avenue SW</u>	Date of Sale	<u>10/31/17</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 155,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 or the assessor's current market value.

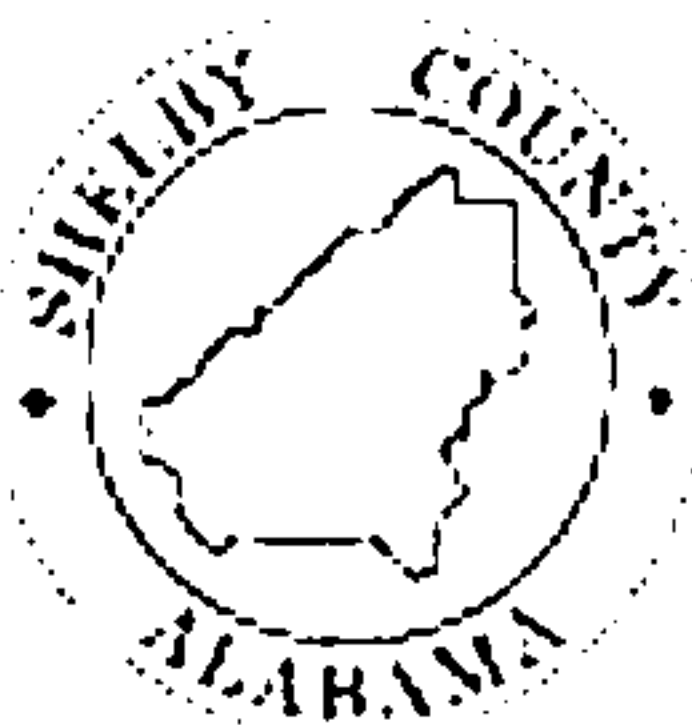
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10/31/17Print Courtney SnowUnattestedSign 

(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
 11/03/2017 08:48:58 AM
 \$28.00 DEBBIE
 20171103000399110

A handwritten signature, likely of the County Clerk, is written over the bottom right portion of the official record stamp.