


**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
FULLER HAMPTON LLC  
ATTORNEYS AT LAW  
P.O. BOX 1319  
Clanton, Alabama 35046**

  
20171215000448390 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/15/2017 02:18:28 PM FILED/CERT

**WARRANTY DEED**

**SEND TAX NOTICES TO:**

100 Summerchase Pkwy  
Calera, AL 35040

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

**KNOW YE ALL MEN BY THESE PRESENTS:**

**WHEREAS**, in consideration of the sum of One Hundred Thirty-Nine Thousand Dollars (\$139,000.00) and other valuable considerations to the undersigned GRANTORS, **Allen Wolfe and wife Shalaine Wolfe**, in hand paid by the GRANTEE, **Yovanni Abarca**, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in SHELBY County, Alabama, to wit:

**Lot 1, Summerchase, Phase 1, a subdivision, according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 23 Page 7, reference to which is hereby made in aid of and as a part of this description.**

**\$140,404.00 of the Purchase price was obtained by a Purchase Money Mortgage.**


**Prior Deed Reference: 2013062000254130**

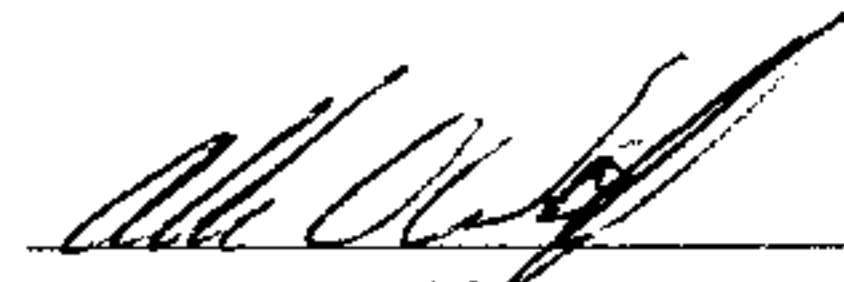
**TO HAVE AND TO HOLD** to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

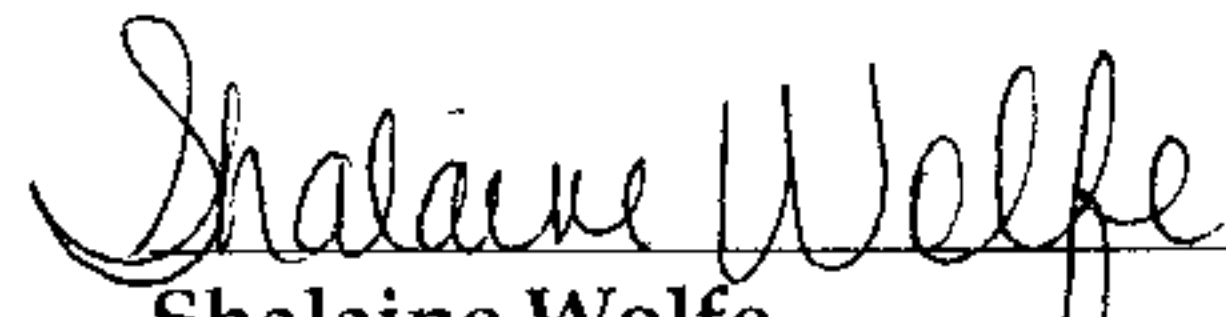
**AND THE GRANTORS**, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executors, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good

right to sell and convey the same as aforesaid, and that we are will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, on this 8<sup>th</sup> day of December, 2017.

  
20171215000448390 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/15/2017 02:18:28 PM FILED/CERT

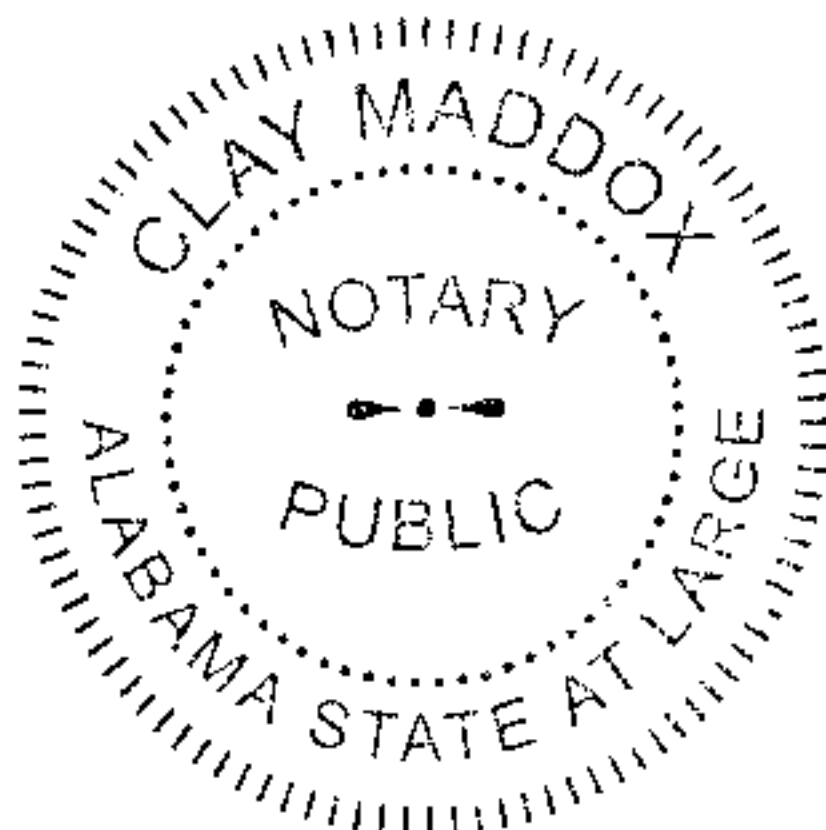
  
Allen Wolfe


  
Shalaine Wolfe

STATE OF ALABAMA )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Allen Wolfe and wife Shalaine Wolfe**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of December, 2017.



  
NOTARY PUBLIC  
My Commission Expires: 4-22-19

# Real Estate Sales Validation Form

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

Grantor's Name Allen Wolfe  
Mailing Address Po Box 231  
Shelby, AL 35143

Grantee's Name Yovanni Abarca  
Mailing Address 100 Summer Chase Pl  
Calera, AL 35040

Property Address Same as Grantor

Date of Sale 12-8-17

Total Purchase Price \$ 139,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20171215000448390 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/15/2017 02:18:28 PM FILED/CERT

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

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 12-11-17

Print

Clay Maddox

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1