

FILE NO: V18-011

Send Tax Notice To: Angelia M. Gbargaye
3049 Chelsea Park Rdg
Chelsea, AL 35043

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHT SIX THOUSAND FOUR HUNDRED FIFTY DOLLARS AND 00/100 (\$286,450.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Toby A. Boyer, as Personal Representative of the Estate of Ricky A. Boyer, deceased Probate Case No. PR-2017-000554 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Angelia M. Gbargaye and Alfred Gbargaye, wife and husband, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

LOT 4-80, ACCORDING TO THE MAP OF CHELSEA PARK, 4TH SECTOR, AS 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")

Also known as: 3049 Chelsea Park Ridge, Chelsea, AL 35043
Parcel ID No: 09-7-36-1-004-080.000

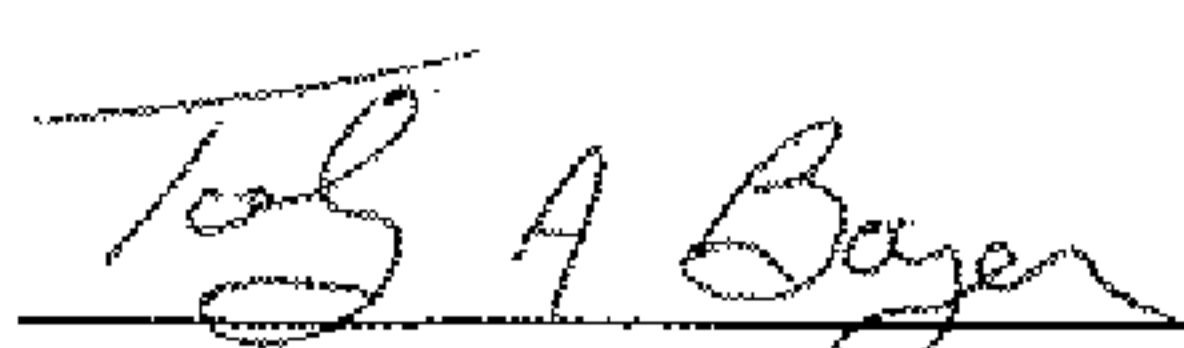
****This Deed is being recorded concurrently with a Purchase Money Mortgage in the amount of \$281,261.00***

*****This Property is not the Homestead of the Seller***

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, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 30th day of March, 2018.

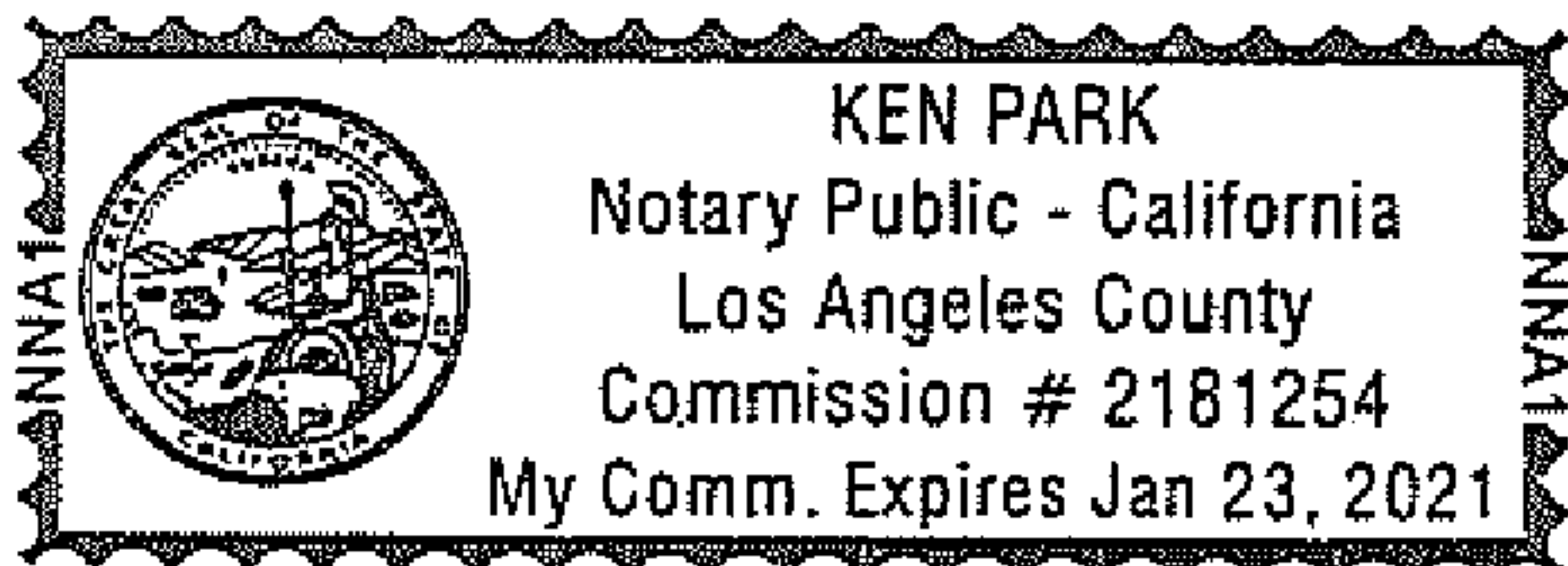
 *Personal Representative*
Toby A. Boyer, as Personal Representative
of the Estate of Ricky A. Boyer, deceased
Probate Case No. PR-2017-000554

Cal: Fornis
STATE OF ALABAMA ^{KS})
Los Angeles)
COUNTY OF JEFFERSON ^K)

I, Mitzi Lynn Thomas, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Toby A. Boyer, as Personal Representative of the Estate of Ricky A. Boyer, deceased** Probate Case No. PR-2017-000554, whose names are 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 signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 2018

Ken Park 
NOTARY PUBLIC
My Commission Expires: 1/23/21



THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209
(205) 322-6060

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 RICKY A. BOYER
Mailing Address 1812 W. BURBANK Blvd.
BURBANK, CA 91506

Grantee's Name ANGELIA M. GBARGAYE
Mailing Address ALFRED GBARGAYE
502 MEADOW DR.
BIRMINGHAM, AL 35245

Property Address 3049 CHELSEA PARK RIDGE
CHELSEA, AL 35043

Date of Sale 3/30/18
Total Purchase Price \$ 986,450.00
or
Actual Value \$

20180402000108390 04/02/2018 01:50:13 PM DEEDS 3/3

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

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.

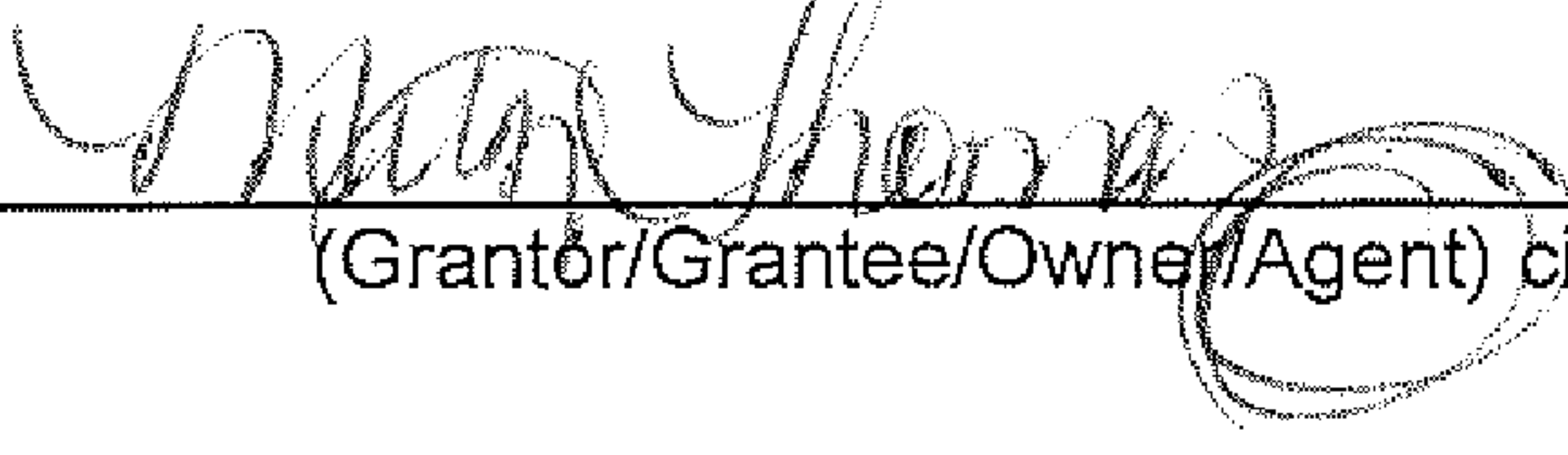
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 3/30/18


(verified by)

Print Mitzi THOMAS


(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/02/2018 01:50:13 PM
\$26.50 CHERRY
20180402000108390