

**This instrument prepared by:**  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

**SEND TAX NOTICE TO:**  
Benjamin L. DeFanti and Sarah C. DeFanti  
158 Hunter Hills Drive  
Chelsea, AL 35043

**WARRANTY DEED**

**20180503000150100**  
**05/03/2018 08:58:15 AM**  
**DEEDS 1/3**

**STATE OF ALABAMA**                    )  
                                                          )  
**SHELBY COUNTY**                        )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Twenty-Three Thousand Five Hundred And No/100 Dollars (\$223,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Anna D. Sullens, Tyler Sullens, wife and husband, and Louis Steven Adams and Gloria J. Adams, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Benjamin L. DeFanti and Sarah C. DeFanti (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 24, according to the Survey of Hunter Hills Phase Three as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$201,150.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto 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 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.

Grantor does, for Grantor and for Grantor’s heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 27, 2018.

  
Anna D. Sullens

  
Tyler Sullens

Louis Steven Adams by  his attorney in fact  
Louis Steven Adams by Tyler Sullens his  
attorney in fact

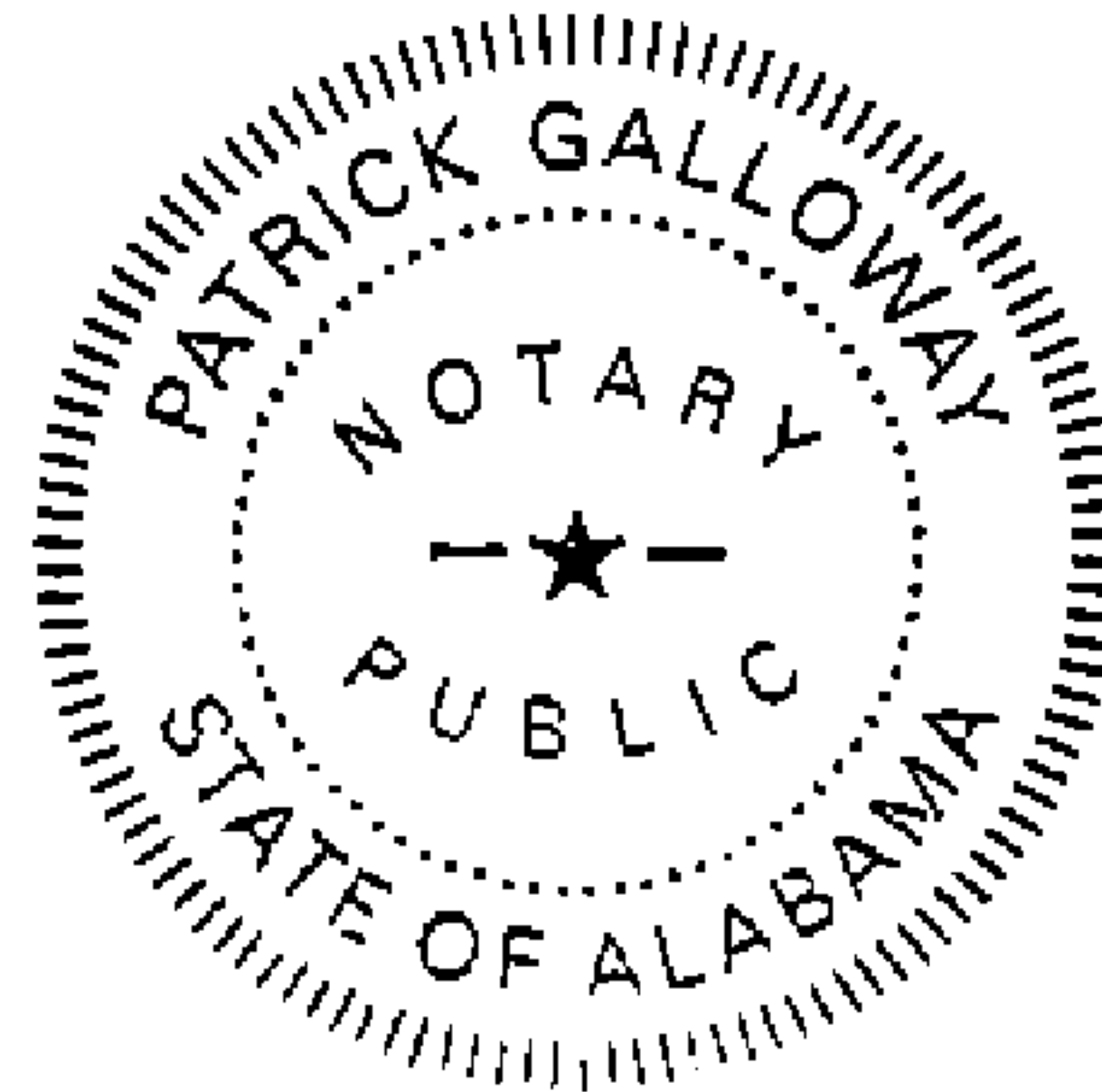
Gloria J. Adams by  her attorney in fact  
Gloria J. Adams by Tyler Sullens her attorney  
in fact

STATE OF Alabama  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Anna D. Sullens and Tyler Sullens whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27 day of April, 2018.

  
Notary Public  
My commission expires: 10-4-21

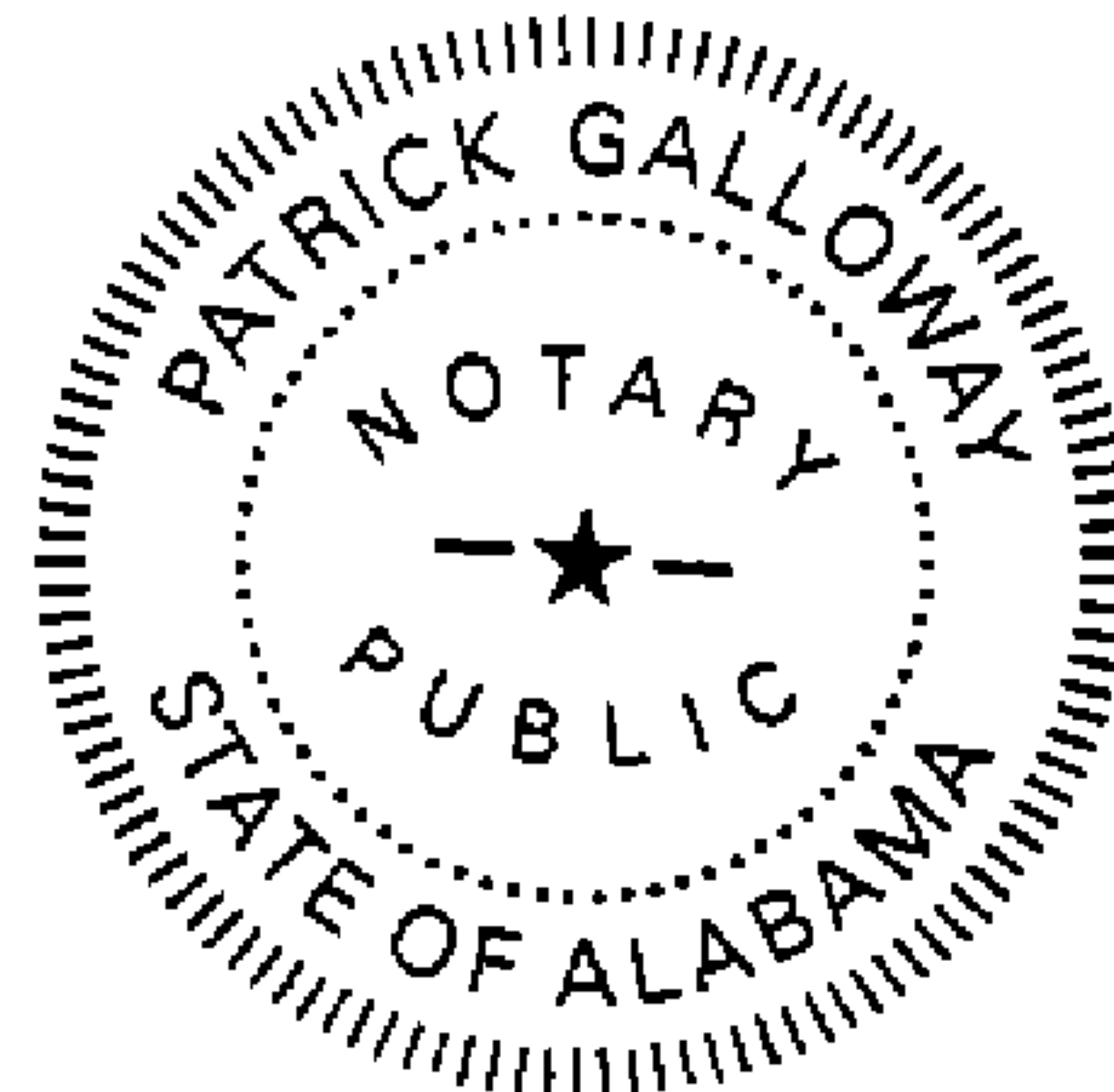


STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Tyler Sullens, as Attorney in Fact for Louis Steven Adams and Gloria J. Adams, whose name 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 he/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on 27 day of April, 2018.

  
Notary Public  
My commission expires: 10-4-21



## Real Estate Sales Validation Form

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

Grantor's Name Anna D. Sullens and Louis Steven Adams and Gloria J. Adams Grantee's Name Benjamin L. DeFanti and Sarah C. DeFanti

Mailing Address 158 Hunter Hills Drive Chelsea, AL 35043 Mailing Address 6015 Falls Crowne Parkway Birmingham, AL 35224

Property Address 158 Hunter Hills Drive Chelsea, AL 35043

Date of Sale April 27, 2018

Total Purchase Price \$223,500.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Anna D. Sullens and Louis Steven Adams and Gloria J. Adams, 158 Hunter Hills Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Benjamin L. DeFanti and Sarah C. DeFanti, 6015 Falls Crowne Parkway, Birmingham, AL 35224.

Property address - 158 Hunter Hills Drive, Chelsea, AL 35043

Date of Sale - April 27, 2018.

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.

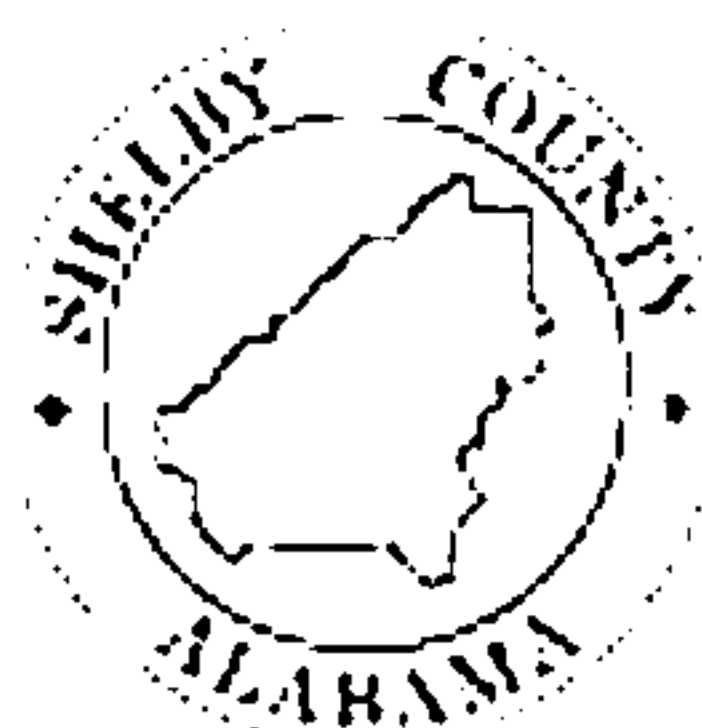
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 27, 2018

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/03/2018 08:58:15 AM  
\$43.50 CHERRY  
20180503000150100

*[Signature]*