

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Rodney W. Goulet
Katuska Peralta
2314 Amberley Woods Trace
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of One Hundred Seventy-Two Thousand and 00/100 (\$172,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Stephanie Alison Weinstein**, an unmarried woman; **B. Allen Weinstein** and wife, **Pamela E. Weinstein**, do hereby grant, bargain, sell and convey unto **Rodney W. Goulet** and **Katuska Peralta**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Advalorem taxes for the year 2018 and subsequent years, but not yet due and payable; (2) All easements, rights of way, restrictions covenants, conditions and building setback lines as shown on recorded Survey of Amberley Woods, 2nd Sector as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama; (3) Easement right of way to the City of Helena as recorded in Real 258, Page 712; (4) Easement and Restrictive Covenants in favor of Alabama Power Company as recorded in Instrument No. 1997-19420; (5) Reservation of 50 foot easement for roadway and utilities as recorded in Real 108, Page 341; (6) Covenants, conditions, restrictions, easements, etc. as set out in Instrument No. 1995-16236 & Instrument No. 1995-30589.

Seller makes no warranties as to title to any minerals and/or mining rights and other rights, privileges and immunities relating thereto.

\$164,430 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, we have hereunto set our hands and seals this 4th day of May, 2018.

Stephanie Alison Weinstein
Stephanie Alison Weinstein

B. Allen Weinstein
B. Allen Weinstein

Pamela E. Weinstein
Pamela E. Weinstein

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephanie Alison Weinstein**, 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, she executed the same voluntarily on the day the same bears date.

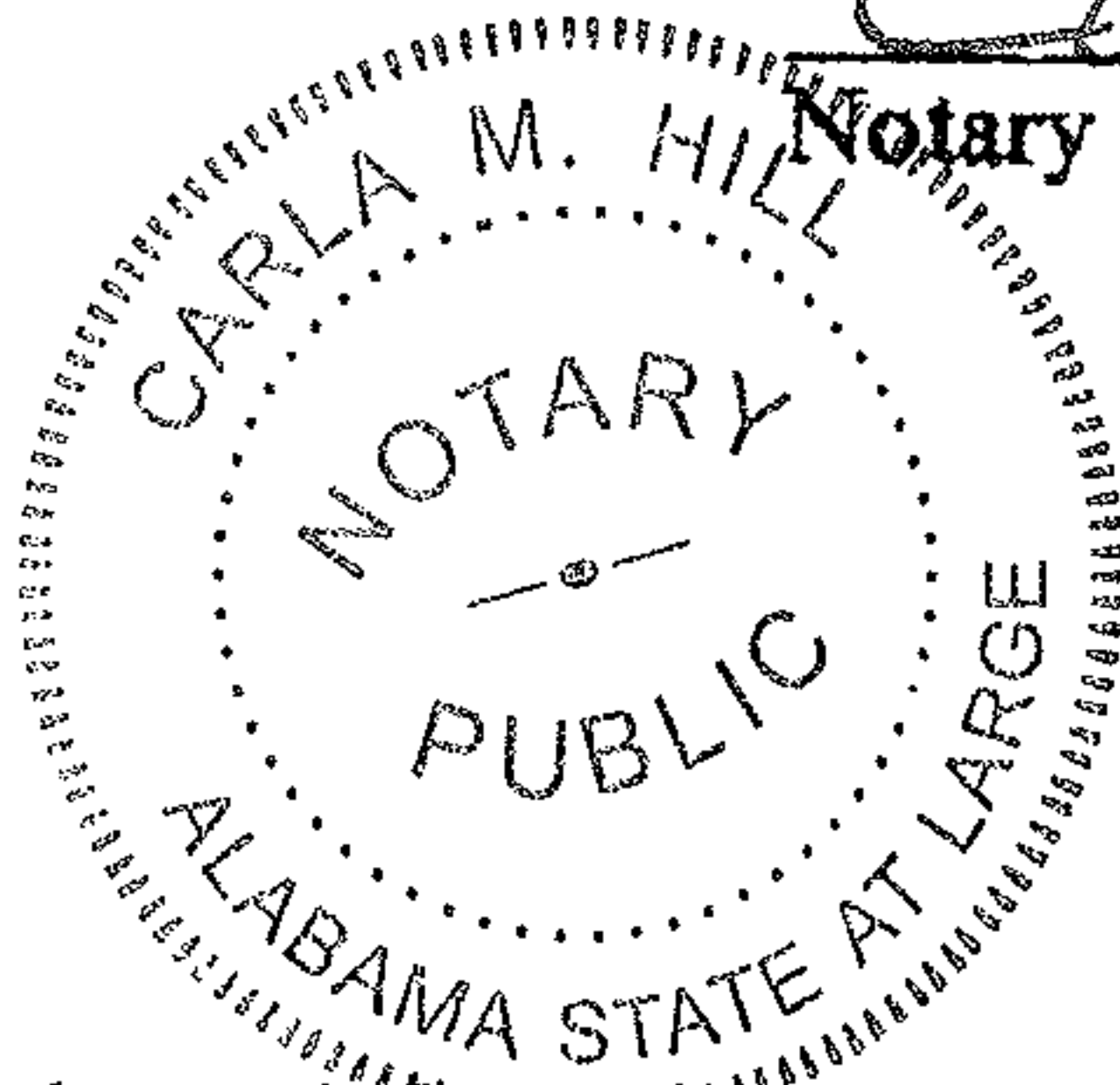
Given under my hand and official seal this 4th day of May, 2018.

My Commission Expires: 3/23/19

Carla M. Hill
Notary Public

STATE OF FL

COUNTY OF Monroe

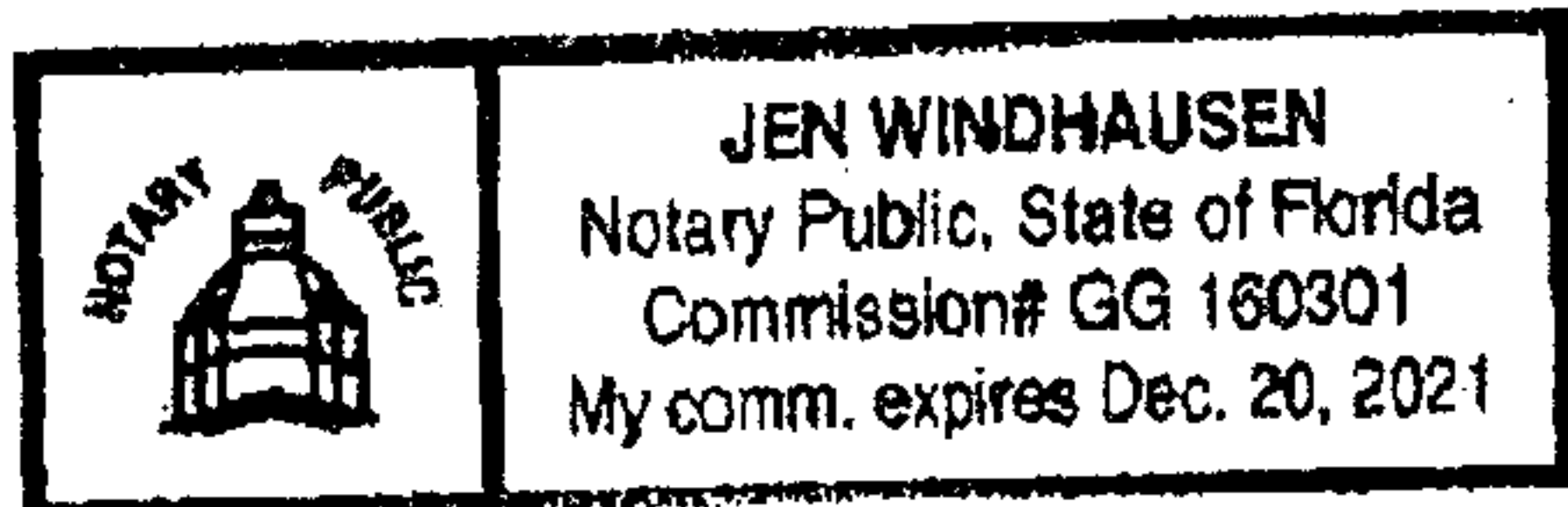


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **B. Allen Weinstein** and wife, **Pamela E. Weinstein**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of May, 2018.

My Commission Expires:

[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Stephanie Alison Weinstein
B. Allen Weinstein

Mailing Address 2314 Amberley Woods Trace
Helena, AL 35080

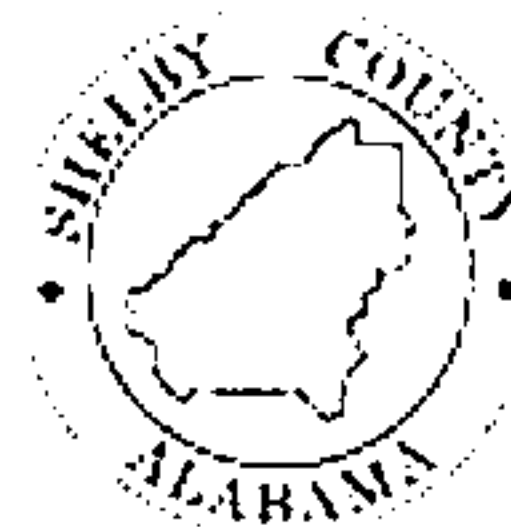
Grantee's Name Rodney W. Goulet
Katuska Peralta

Mailing Address 2314 Amberly Woods Trace
Helena, AL 35080

Property Address 2314 Amberly Woods Trace
Helena, AL 35080

Date of Sale May 4, 2018

Total Purchase Price \$172,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2018 02:19:01 PM
\$193.00 CHERRY
20180504000153030

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal
_____ Sales Contract _____ Other
 X 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 May 4, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one