

Send tax notice to:
Donald Capley & Jo Ann Capley
924 5th Avenue SW
Alabaster, AL 35007
PEL1800249

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 Ten Thousand and 00/100 Dollars (\$10,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Ronnie Fenley and Felicia Fenley, Husband and Wife whose mailing address is: 4531 Lake Avenue, Bessemer, AL 35022** (hereinafter referred to as "Grantors"), by **Donald Capley & Jo Ann Capley** (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 6 and a part of Lot 5, Block 2, J.C. Lacey Subdivision, as recorded in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

All of Lot 6, Block 2, a part of Lot 5, Block 2, beginning at a point 23 feet Easterly of the Southwest corner of said Lot 5 and run Easterly along the South line of said Lot 5 a distance of 76.8 feet; thence Northerly along the East line of said Lot 5, 200.0 feet; thence Westerly along the North line of said Lot 4, 4.4 feet; thence Southwesterly 209.97 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

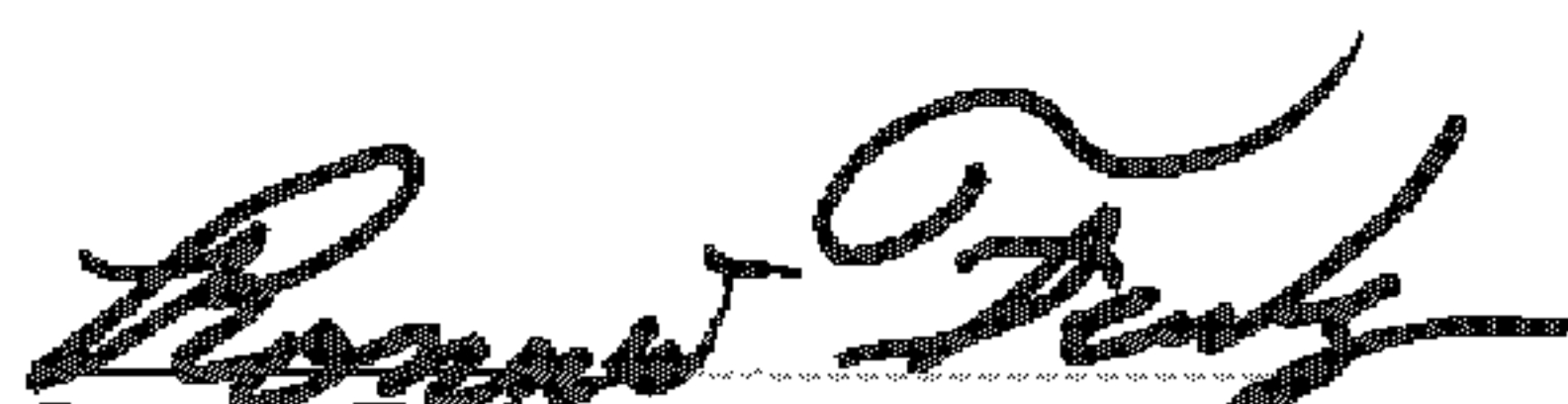
MINING AND MINERAL RIGHTS EXCEPTED.

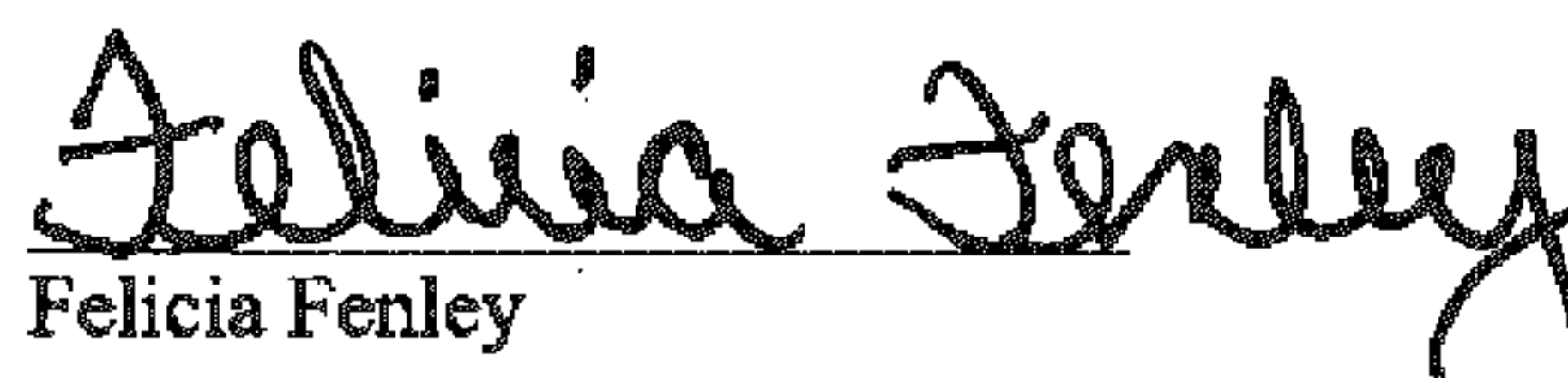
****There exists an unrecorded deed from Donald Capley and Jo Ann Capley to Ronnie Fenley and Felicia Fenley. This deed is being prepared to convey any interest that Ronnie Fenley and Felicia Fenley might have in subject property, back to Donald Capley and Jo Ann Capley.****

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 it is 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 Ronnie Fenley and Felicia Fenley have hereunto set their signatures and seals on April 30 2018.


Ronnie Fenley

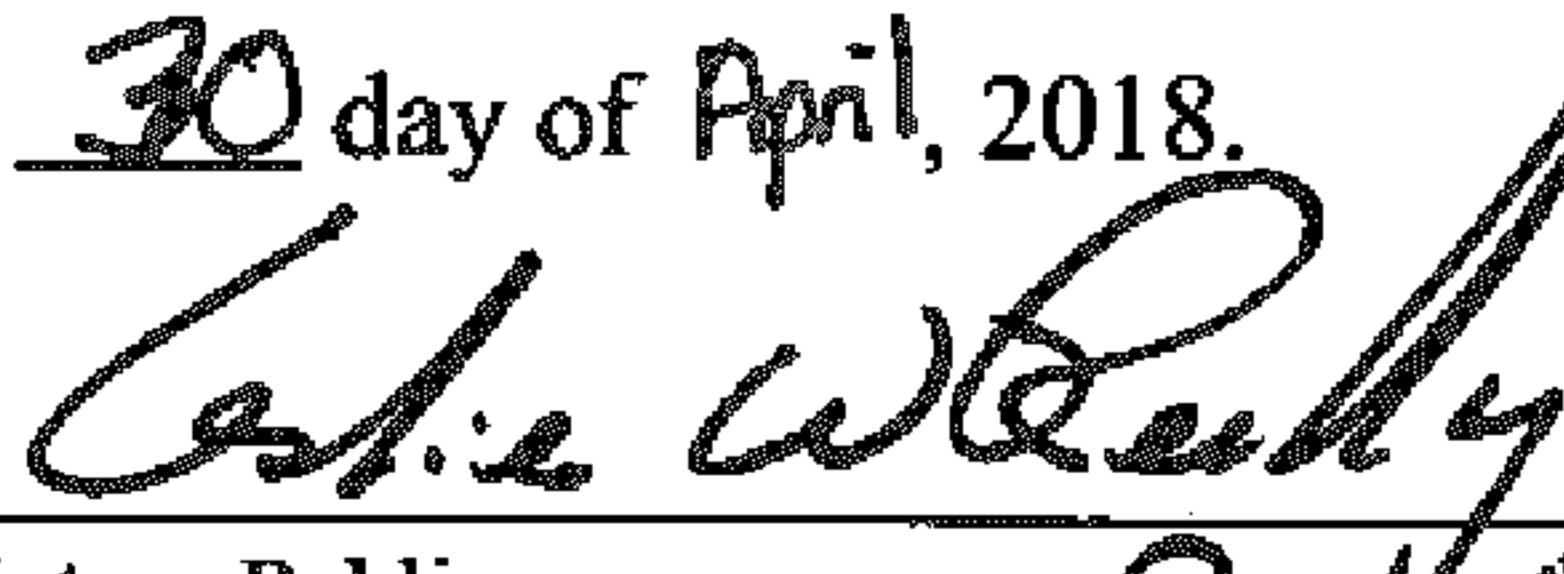

Felicia Fenley

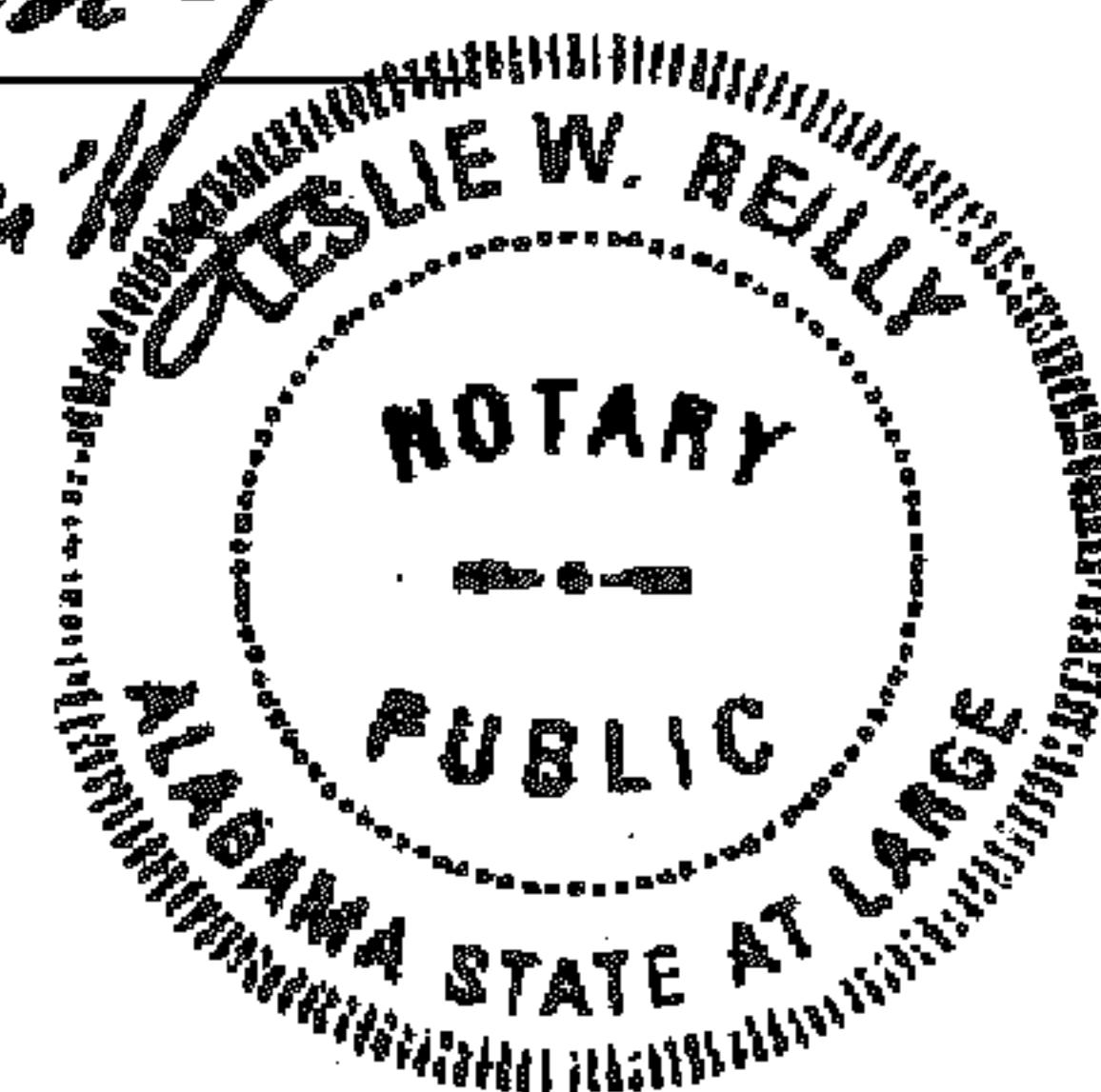
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie Fenley and Felicia Fenley, 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 30 day of April, 2018.

(NOTARIAL SEAL)


Notary Public
Print Name: Leslie W. Reilly
Commission Expires: 2-3-21



Real Estate Sales Validation Form

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

Grantor's Name Ronnie Fenley + Felicia Fenley Grantee's Name Donald Capley + Jo Ann Capley
Mailing Address 4531 Lake Avenue Mailing Address 924 5th Ave SW
Bessemer AL 35002 Alabaster AL 35007

Property Address 924 5th Ave SW Date of Sale 4-30-18
Alabaster AL 35007 Total Purchase Price \$ _____
or
Actual Value \$ _____

20180522000176730 05/22/2018 12:40:23 PM DEEDS 3/3 or
Assessor's Market Value \$ 127,000⁰⁰

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 - 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 _____ Print _____

Unattested _____ Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/22/2018 12:40:23 PM
\$148.00 CHERRY
20180522000176730

James W. Fuhrmeister

Form RT-1