



20180713000250310 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
07/13/2018 11:59:08 AM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
David S. Ferguson and  
Christine M. Ferguson  
137 Chelsea Station Drive  
Chelsea, AL 35043

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Fifty Six Thousand Five Hundred and No/100 Dollars, (\$256,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Victoria Gwyn Gunter a/k/a Victoria Arabaci a/k/a Victoria G. Arabaci, an unmarried person** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **David S. Ferguson and Christine M. Ferguson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 6, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$243,675.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Victoria Arabaci, Victoria G. Arabaci and Victoria Gwyn Gunter are one and the same person.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR(S), for said GRANTOR(S)', GRANTOR(S)' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTOR(S) is/are 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; that GRANTOR(S) has/have a good right to sell and convey the same to the said GRANTEE(S) their heirs and assigns; and that GRANTOR(S) will, and GRANTOR(S)' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 07/13/2018  
State of Alabama  
Deed Tax: \$13.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of April, 2018.

x Victoria Gwyn Gunter Arabaci  
Victoria Gwyn Gunter a/k/a Victoria Arabaci a/k/a Victoria G. Arabaci

x \_\_\_\_\_

✓ THE STATE OF Georgia }  
Fulton  
COUNTY.

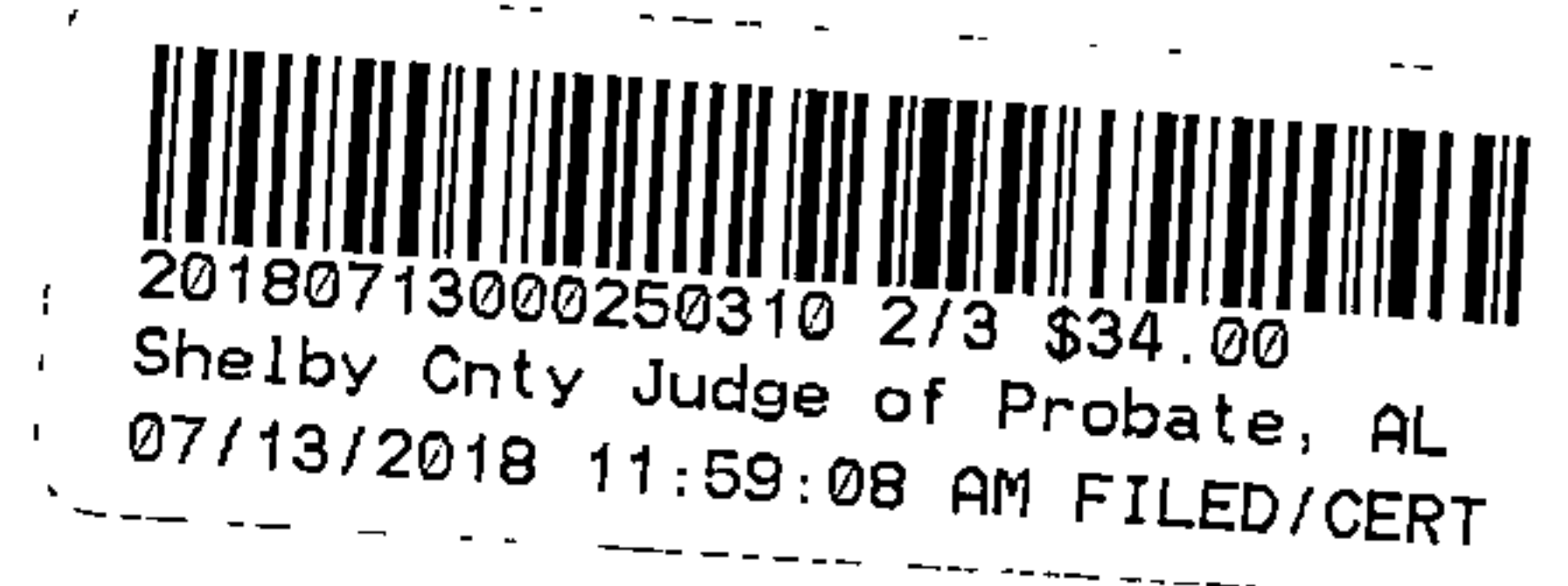
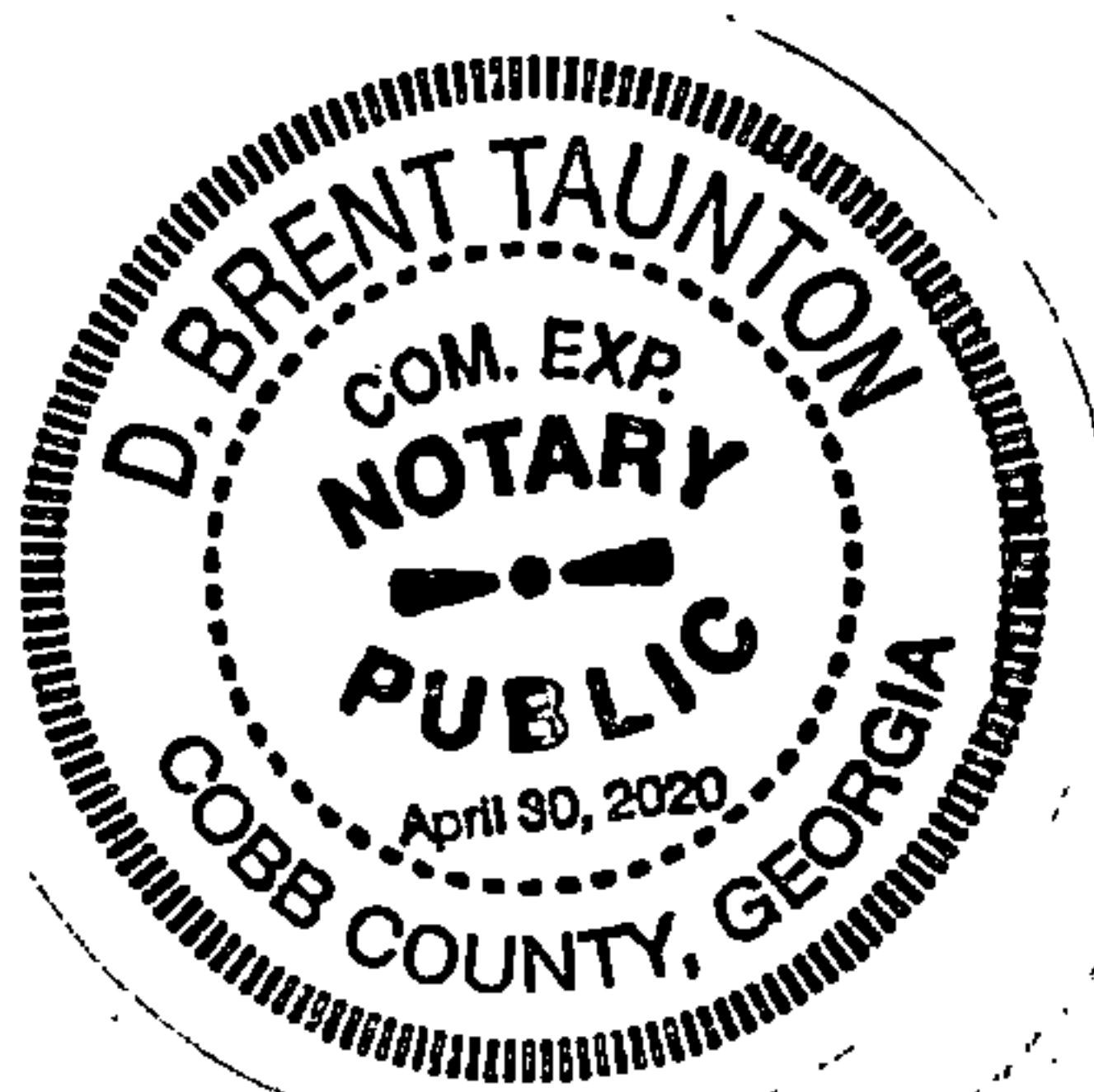
I, the undersigned, D. Brent Taunton, a Notary Public, in and for said State Georgia, hereby certify that Victoria Gwyn Gunter a/k/a Victoria Arabaci a/k/a Victoria G. Arabaci An unmarried person whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me 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 this the 4th day of April, 2018

✓ D. Brent Taunton  
Notary Public

MR-BRI-8324967

This instrument was prepared by:  
Joan M. Brady  
449 Taft Avenue  
Glen Ellyn, IL 60137



# Real Estate Sales Validation Form

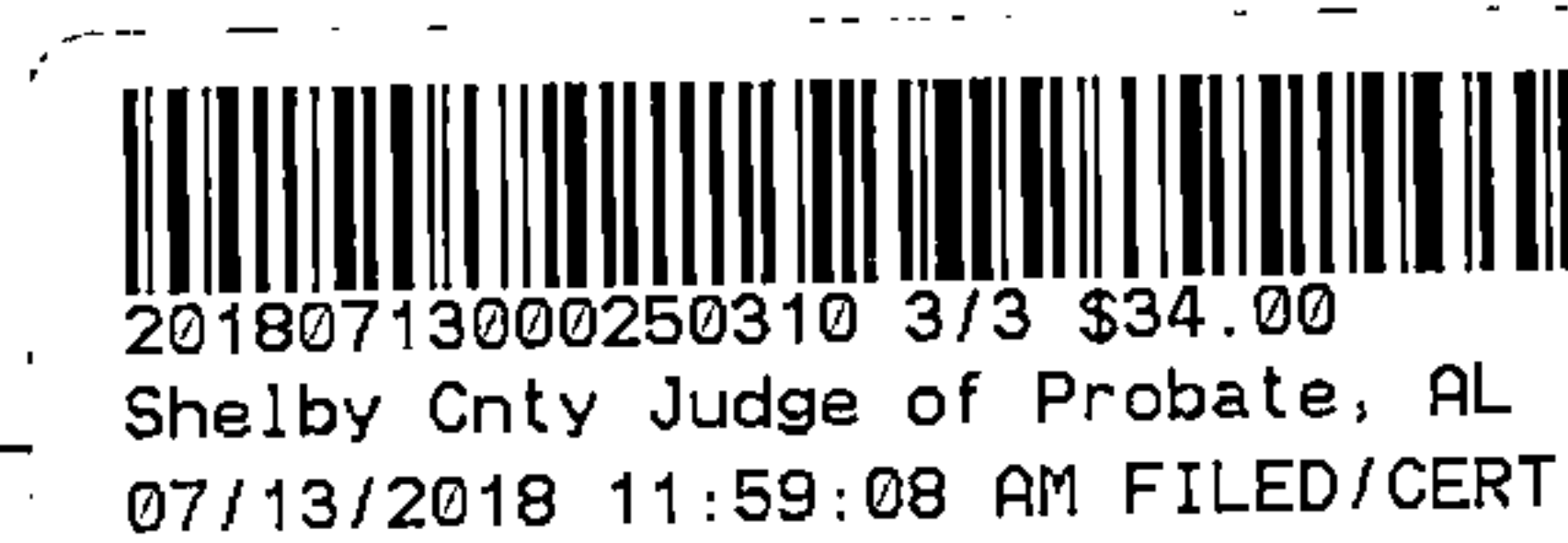
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Victoria Gwyn Gunter a/k/a Victoria Arabaci a/k/a Victoria G. Arabaci	Grantee's Name	David S. Ferguson Christine M. Ferguson
Mailing Address	X III GLENRIDGE POINT PARKWAY X #1401 ATLANTA, GA 30342	Mailing Address	137 Chelsea Station Drive Chelsea, AL 35043
Property Address	137 Chelsea Station Drive Chelsea, AL 35043	Date of Sale	July 12, 2018
		Total Purchase Price	\$ 256,500.00
		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  
☐ 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 Settlement Date

Print X VICTORIA GWYN GUNTER

Unattested

Sign X Victoria Gwyn Gunter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one