This instrument prepared by: Mike Galloway 931 Sharit Avenue, Suite 113 Birmingham, AL 35071 SEND TAX NOTICE TO: Andrew Gawronski 2585 Chandalar Lane Pelham, AL 35124

## **GENERAL WARRANTY DEED**

20180802000275400 STATE OF ALABAMA ) 08/02/2018 10:43:45 AM DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-One Thousand Five Hundred And No/100 Dollars (\$221,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robyn C. White and Stephen J. Yester, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Andrew Gawronski (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 132, according to the Map of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Office of the Judge of Probate 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.

Robyn C. White is the surviving grantee in Instrument #20020605000263710. The other grantee therein, Robert L. White having died on or about July 1, 2005.

Subject to a third party mortgage in the amount of \$194,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

Robyn C. White

Stephén J. Yester

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Robyn C. White and Stephen J. Yester 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 yoluntarily on the day the same bears date.

iven intermy fandage official seal on this \_\_\_\_\_

day of

2018.

Notary Public

My commission expires: 10-4-2

A C B L I C STATE AT LITTERING

FILE NO.: TS-1801281

## 20180802000275400 08/02/2018 10:43:45 AM DEEDS 2/2

Real Estate Sales Validation Form

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

Robyn C. White and Stephen J. Grantor's Name

Yester

Grantee's Name Andrew Gawronski

Mailing Address

2585 Chandalar Lane Pelham, AL 35124

Mailing Address 2585 Chandalar Lane

Pelham, AL 35124

Property Address 2585 Chandalar Lane

Pelham, AL 35124

Date of Sale

July 31, 2018

Total Purchase Price 10

\$221,500.00

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:

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 - Robyn C. White and Stephen J. Yester, 2585 Chandalar Lane, Pelham, AL 35124.

Grantee's name and mailing address - Andrew Gawronski, 2585 Chandalar Lane, Pelham, AL 35124.

Property address - 2585 Chandalar Lane, Pelham, AL 35124

Date of Sale - July 31, 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 with be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

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: July 31, 2018

Sign

Agent

WARNING.

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** 

Shelby County, AL 08/02/2018 10:43:45 AM \$45.00 CHARITY 20180802000275400