This instrument was prepared by: Mary Stewart Nelson, Esq. 400 Century Park South, #224 Birmingham, Alabama 35226 Sent Tax Notices to: Jayson & Allison Scali 16 Brush Creek Farm Columbiana, AL 35051

State of Alabama
DEE
County of Shelby

20180822000300190 08/22/2018 08:21:09 AM DEEDS 1/3

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, J Wright Building Company, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jayson R Scali and Allison Q Scali, a married husband and wife(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 16, according to the Survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Probate Office of Shelby County, Alabama.

Parcel ID: 22-6-14-0-000-045.009

Property Address: 16 Brush Creek Farm, Columbiana, AL 35051

#### Subject to:

- (1) Taxes or assessments for the year 2018 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$691,895.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to 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 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 Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of J Wright Building Company, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 17th day of August, 2018.

J Wright-Building Company, Inc.

By: Jeremy Wright Title: President

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeremy Wright, who serves as the President and is acting on behalf of J Wright Building Company, Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 17th

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My Commission Expires: 4/30/2

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### Real Estate Sales Validation Form

This Document must be filed in accor	dance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Mailing Address  Bionrefran M. 35248	Grantee's Name Janson + Allison Scali Mailing Address 16 Brush Creek Farm Columbiana AL 3505
Property Address Le Brush Creek Fari Columbiana, AL 3505	or Actual Value <u>\$</u> or
The purchase price or actual value claimed on to evidence: (check one) (Recordation of documents)  Bill of Sale  Sales Contract Closing Statement	Assessor's Market Value \$ this form can be verified in the following documentary entary evidence is not required) 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 to property is being conveyed.	he name of the person or persons to whom interest
Property address - the physical address of the p	property being conveyed, if available.
Date of Sale - the date on which interest to the p	oroperty was conveyed.
Total purchase price - the total amount paid for the being conveyed by the instrument offered for red	the purchase of the property, both real and personal, cord.
_	ne true value of the property, both real and personal, being This may be evidenced by an appraisal conducted by a rket value.
excluding current use valuation, of the property	termined, the current estimate of fair market value, as determined by the local official charged with the purposes will be used and the taxpayer will be penalized a).
	that the information contained in this document is true and tements claimed on this form may result in the imposition § 40-22-1 (h).
Date 8-20-18	Print Mary Stewart Nelson Thompson
Unattested	Sign May Rand Jell
Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 08/22/2018 08:21:09 AM	(Grantor/Grantee/Owner/Agent) circle one Form RT-1

S89.50 CHERRY

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