

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Mark E. Gayheart and Robyn R. Gayheart
Lot 53-A El Camino Real
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty-Nine Thousand Five Hundred And No/100 Dollars (\$59,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kyle V. Gravlee, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mark E. Gayheart and Robyn R. Gayheart (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 53 A, according to the Survey of a Resubdivision of Lots 48 through 57, High Chaparral, Sector and Acreage as recorded in Map Book 16, Page 116, in the Probate Office 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.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

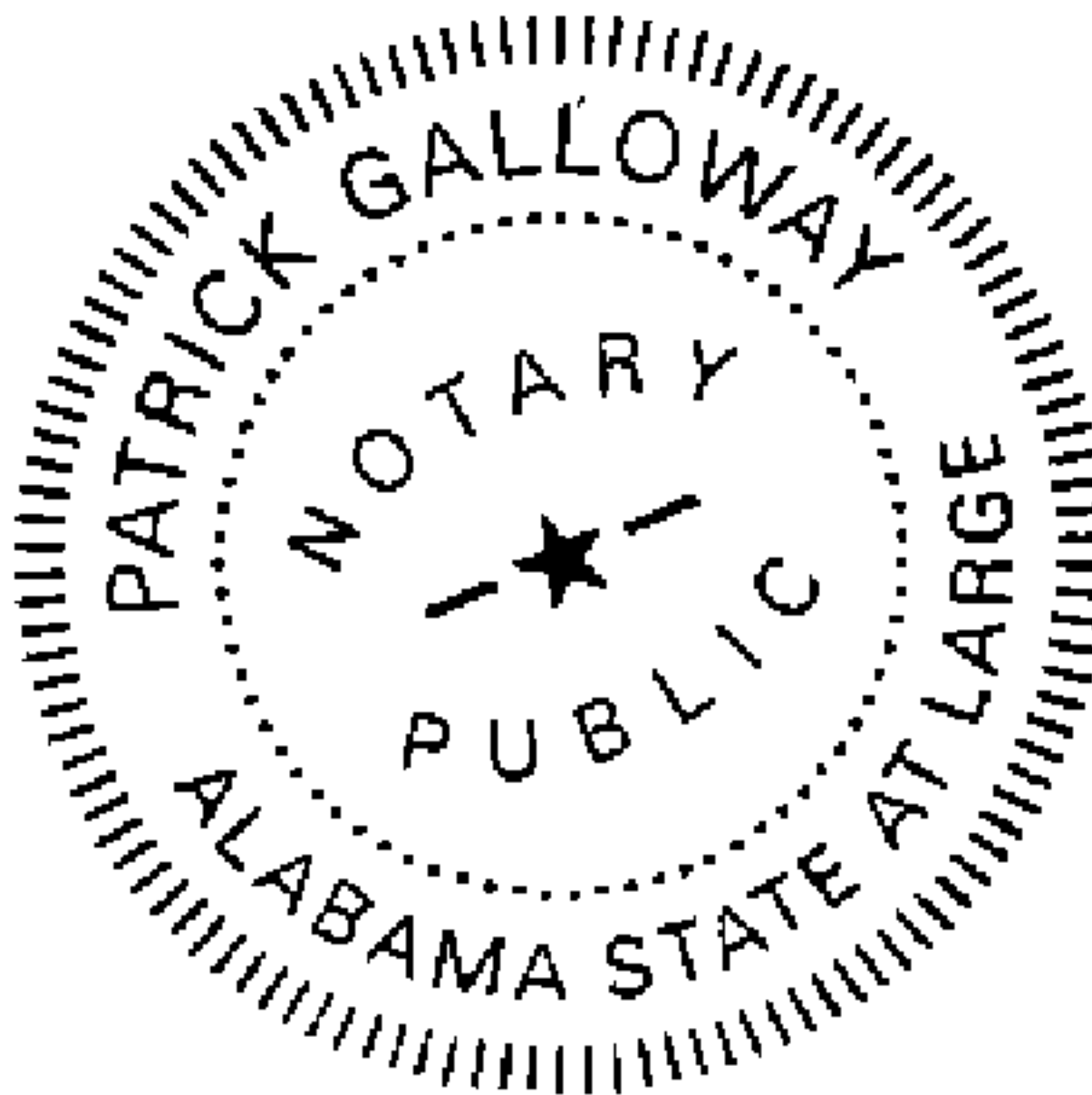
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31 day of August, 2018.

Kyle V. Gravlee
Kyle V. Gravlee

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Kyle V. Gravlee 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 voluntarily on the day the same bears date.

Given under my hand and official seal on this 31 day of August, 2018.
Patrick Galloway
Notary Public
My commission expires: 10-4-21



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Kyle V. Gravlee
Mailing Address: Lot 53-A El Camino Real
Chelsea, AL 35043

Grantee's Name: Mark E and Robyn R Gayheart
Mailing Address: Lot 53-A El Camino Real
Chelsea, AL 35043

Property Address: Lot 53-A, High Chaparell
MB 16, Pg 116, Shelby Cnty

Date of Sale: August 31, 2018
Total Purchase
Price \$ 59,500.00
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 | ☐ 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: August 31, 2018

____ Unattested
(verified by) _____

Print: P. Galloway
Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2018 10:12:57 AM
\$77.50 DEBBIE
20180907000321950

Debbie S. Bayl