

20180907000322100
09/07/2018 11:06:37 AM
DEEDS 1/2

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Kimberly Massey Pickett

220 Chase Creek Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Fifteen Thousand and 00/100 (\$115,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Oluwatosin Sodipe** and wife, **Monica Sodipe**, do hereby grant, bargain, sell and convey unto **Kimberly Massey Pickett** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Chase Creek Townhomes, Phase 1, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessment for the year 2018 and subsequent years, but not yet due and payable; (2) All easements, rights of way, restrictions, covenants, conditions and building setback lines as shown on recorded survey of Chasc Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama; (3) Chase Creek Subdivision Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens as recorded in Instrument No. 1994-30995; (4) Restrictive Covenants and Grant of Land Easement to Alabama Power Company as recorded in Instrument No. 1995-12819; (5) Easement to City of Pelham as recorded in Volume 341, Page 725.

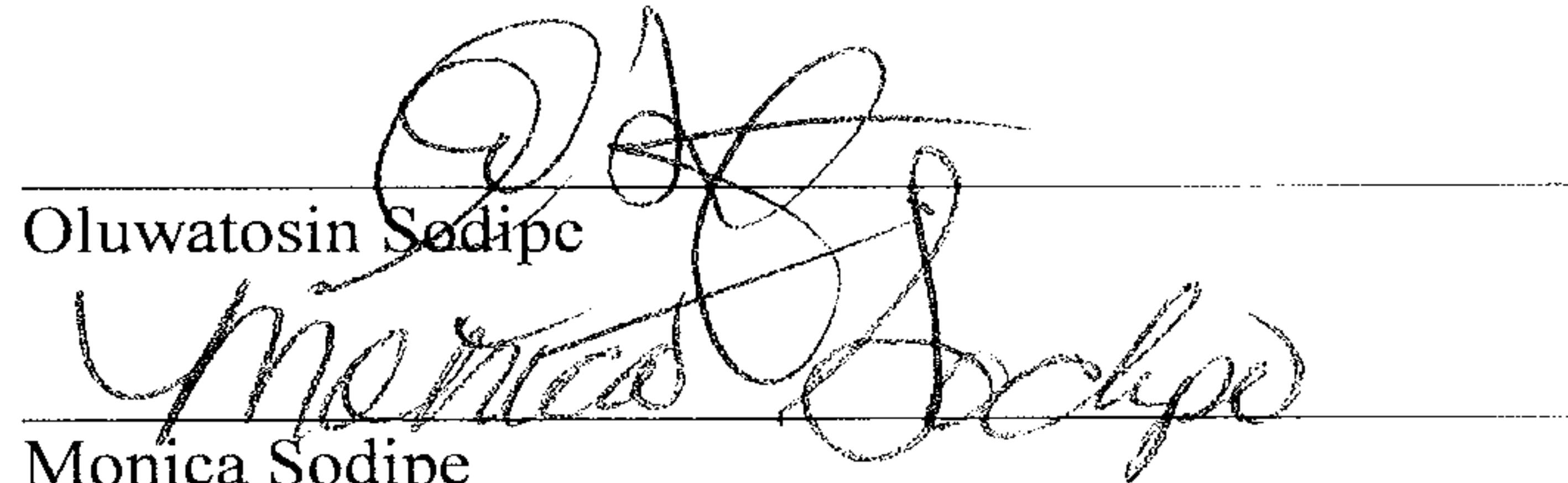
Grantors make no warranties as to title to any mineral and/or mining rights or other rights, privileges and immunities relating thereto.

\$86,250 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of September, 2018.


Oluwatosin Sodipe
Monica Sodipe

STATE OF ALABAMA)

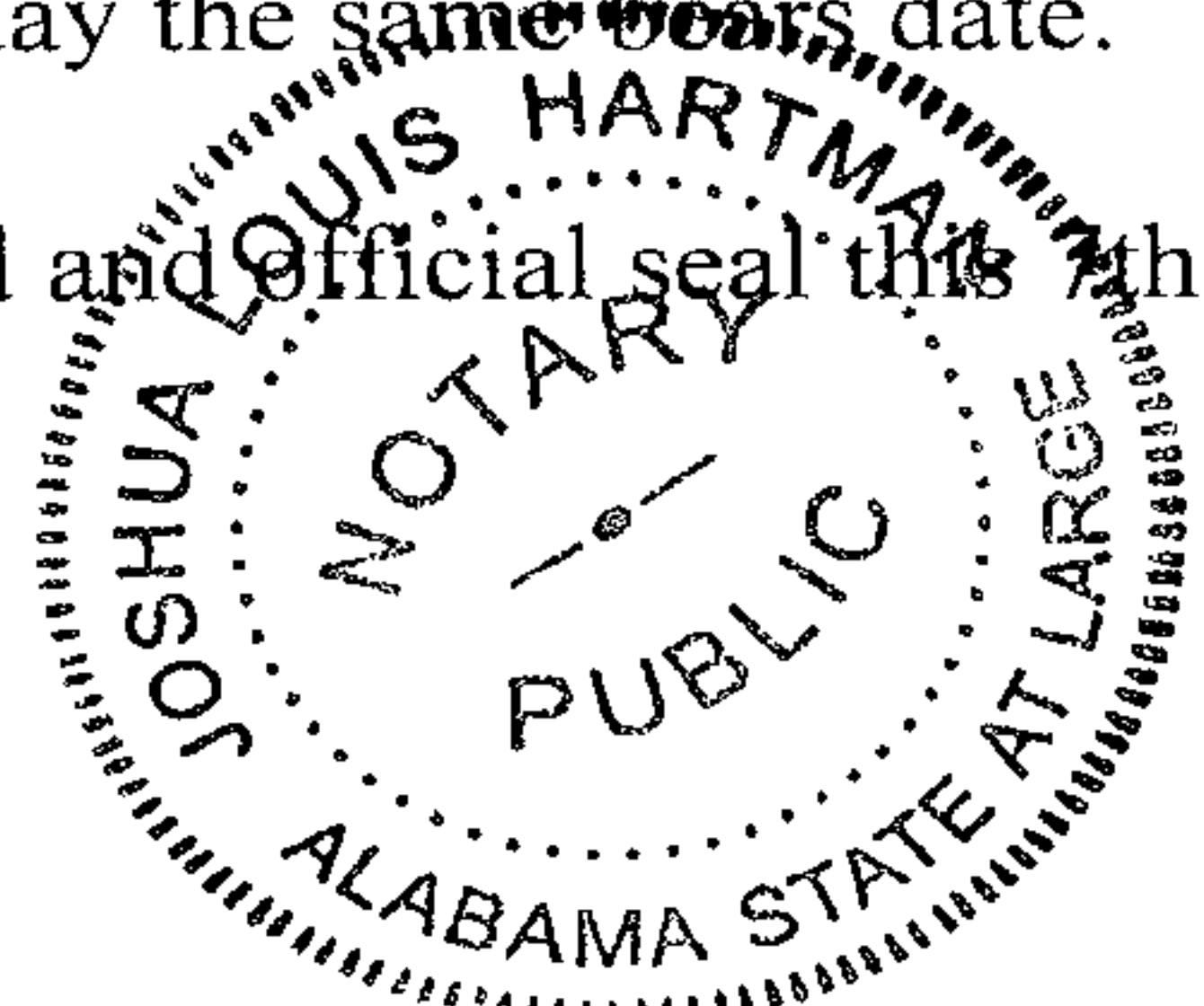
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Oluwatosin Sodipe** and wife, **Monica Sodipe**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the ~~same~~ bears date.

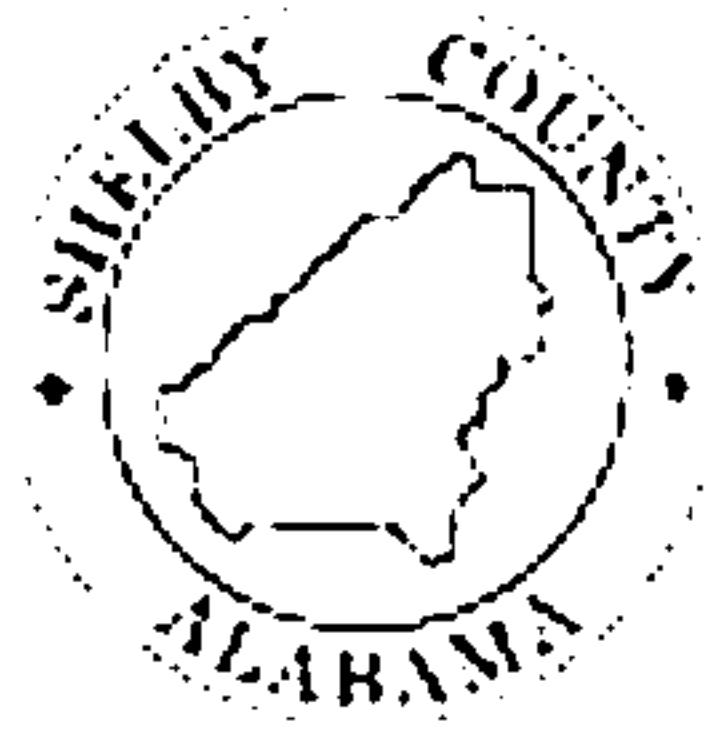
Given under my hand and official seal this 7th day of September, 2018.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2018 11:06:37 AM
\$133.00 JESSICA
20180907000322100

Allen S. Boyd

20180907000322100 09/07/2018 11:06:37 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

Grantor's Name	Oluwatosin Sodipe Monica Sodipe
Mailing Address	5255 Park Side Circle Hoover, AL 35244
Grantee's Name	Kimberly Massey Pickett
Mailing Address	220 Chase Creek Circle Pelham, AL 35124
Property Address	220 Chase Creek Circle Pelham, AL 35124
Date of Sale	September 7, 2018
Total Purchase Price or Actual Value	\$115,000.00
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)

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 – 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 September 7, 2018

Unattested

(verified by)

Sign:

Print: *Joshua L. Hartman*
[Signature]
(Grantor/Grantee/Owner/Agent) circle one