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09/19/2018 01:27:01 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Stefan Vila
502 Gables Drive
Hoover, AL 35244

WARRANTY DEED

Joint Tenants with Right of Survivorship

This Deed is being recorded to add Stefan Vila to title.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **Twenty Four Thousand and 00/100 Dollars (\$24,000.00)** to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

Albert J. Vila and Chanmatee Vila, Husband and Wife

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

Albert J. Vila, Chanmatee Vila, and Stefan Vila

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Unit 502, Building 5, according to the Map of The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691; Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

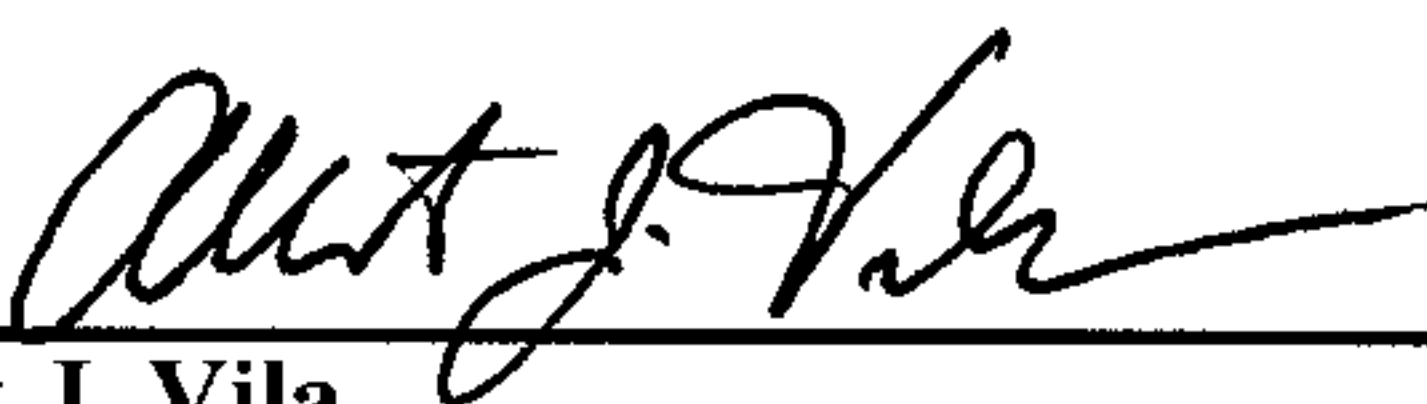
Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, successively, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), upon the death of any one of said GRANTEES the joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving GRANTEE herein named, but if neither GRANTEE herein named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free and clear 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the **20th day of August, 2018**.



Albert J. Vila



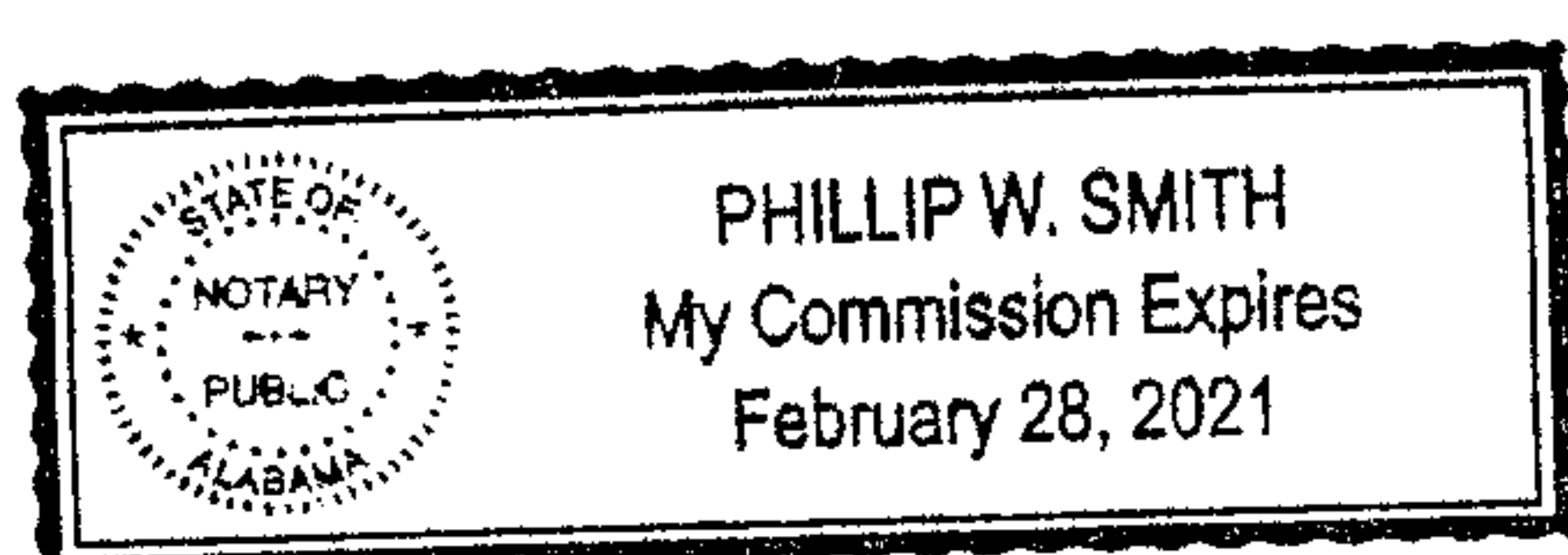
Chanmatee Vila

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Albert J. Vila and Chanmatee Vila** 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, the **20th day of August, 2018**.

SEAL



Notary Public

My Commission Expires: **2-28-21**

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Albert J. Vila and Chanmatee Vila</u>	Grantee's Name	<u>Stefan Vila, Albert J. Vila and Chanmatee Vila</u>
Mailing Address	<u>7000 SW 146th Street</u> <u>Miami, FL 33158</u>	Mailing Address	<u>502 Gables Drive</u> <u>Hoover, AL 35244</u>
Property Address	<u>502 Gables Drive</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>August 20, 2018</u>
		Total Purchase Price	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	<u>1/3 - \$24,000.00</u>

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 20, 2018

☐ Unattested

(verified by) _____

Print ESTES Closings, LLC.
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/19/2018 01:27:01 PM
 \$43.00 JESSICA
 20180919000336120

Allen S. Bayl