

WARRANTY DEED

20190117000019250  
01/17/2019 01:02:45 PM  
DEEDS 1/2

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Johnathan D. Argo  
4636 Tecumseh Lane  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Fifty-Six Thousand and no/100 Dollars (\$156,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JENNIFER ARGO MASSEY, a married woman; JOHN ROBERT ARGO, a married man and JOHNATHAN DAVID ARGO, an unmarried man** (herein referred to as Grantors) grant, bargain, sell and convey unto **JOHNATHAN D. ARGO** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 10, in Block 4, according to the Survey of Wooddale, 3rd Sector, as recorded in Map Book 5, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.**

**The Grantors herein are the sole surviving heirs at law of DOROTHY W. ARGO, deceased, having died testate on 09/12/2018. Affidavit as to heirs filed simultaneously herewith.**

**JOHNATHAN D. ARGO is one and the same person as JOHNATHAN DAVID ARGO.**

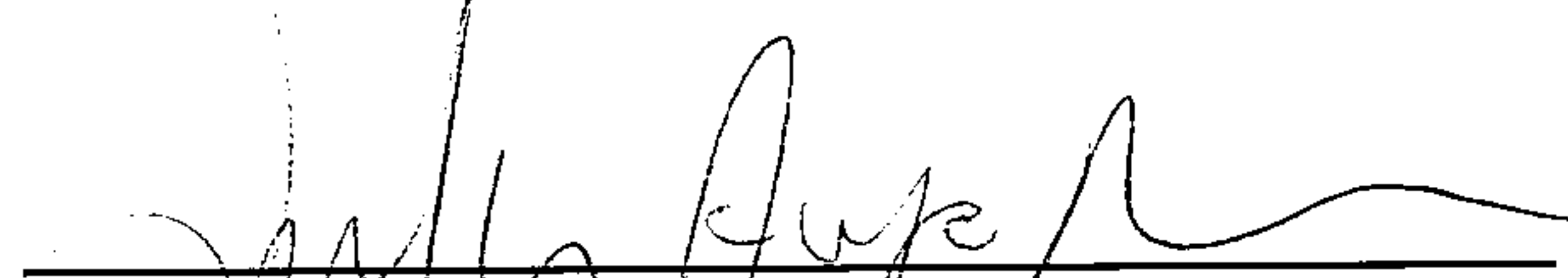
**This property does not constitute the homestead of the grantors as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$106,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 14th day of January, 2019.

  
\_\_\_\_\_  
**JENNIFER ARGO MASSEY**

  
\_\_\_\_\_  
**JOHN ROBERT ARGO**

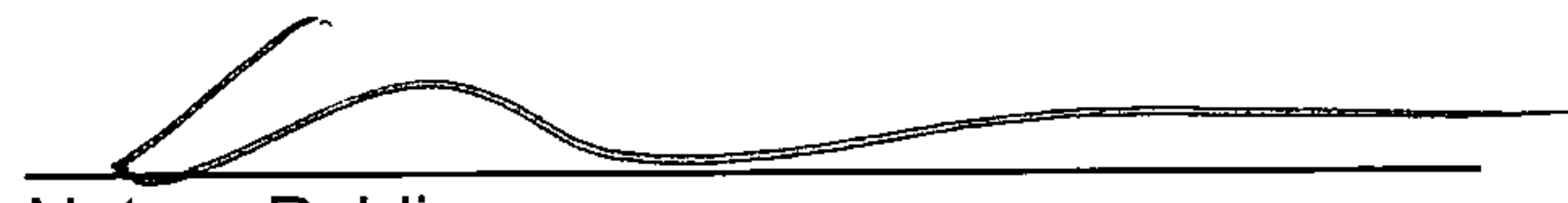
  
\_\_\_\_\_  
**JOHNATHAN DAVID ARGO**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER ARGO MASSEY, JOHN ROBERT ARGO, and JOHNATHAN DAVID ARGO**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2019.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/30/2021

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

Grantor's Name JENNIFER ARGO MASSEY, JOHN Grantee's Name JOHNATHAN D. ARGO  
Mailing Address ROBERT ARGO, JOHNATHAN D. ARGO Mailing Address  
793 Arabian Road 4636 Tecumseh Lane  
Columbiana, AL 35051 Pelham, AL 35124

Property Address 4636 Tecumseh Lane Date of Sale January 14, 2019  
Pelham, AL 35124 Total Purchase Price \$ 156,000.00  
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).

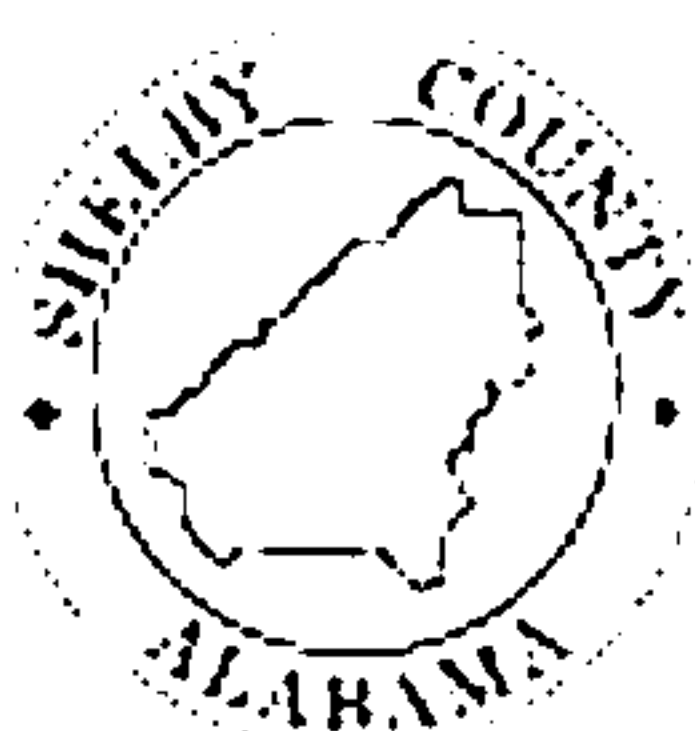
Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/17/2019 01:02:45 PM  
\$69.00 CHARITY  
20190117000019250

Allen S. Bayl