

This Instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Termesa Starks and Cashus Starks
67 Fox Valley Lane
Maylene, AL 35114



20190313000081040 1/3 \$321.00
Shelby Cnty Judge of Probate, AL
03/13/2019 12:32:44 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$299,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michael E. Gravlee and Laura F. Gravlee, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Termesa Starks and Cashus Starks (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.

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 20 South, Range 3 West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast (1" open top pipe) corner of the above said 1/4-1/4; thence run West along the South line of said 1/4-1/4 for a distance of 15.15 feet to the point of beginning (1/2" open top pipe); thence continue along the last described course for a distance of 112.75 feet to an iron pin found (5/8" rebar); thence deflect an angle right of 88° 40' 42" and run Northerly for a distance of 296.00 feet to an iron pin found (5/8" rebar); thence deflect an angle right of 92° 44' 18" and run Easterly for a distance of 182.20 feet to an iron pin found (5/8" rebar); thence deflect an angle right of 100° 42' 05" and run Southwesterly for a distance of 298.06 feet to the point of beginning.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

The East 10 feet of Lot 1 according to the Gonzalez Family Subdivision as recorded in Map Book 40, page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

AND ALSO TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS

A strip of land 15 feet in width running along the entire West side of the James Edward Joyner property as recorded in Instrument 1997-07970 in the Office of the Judge of Probate Shelby County, Alabama.

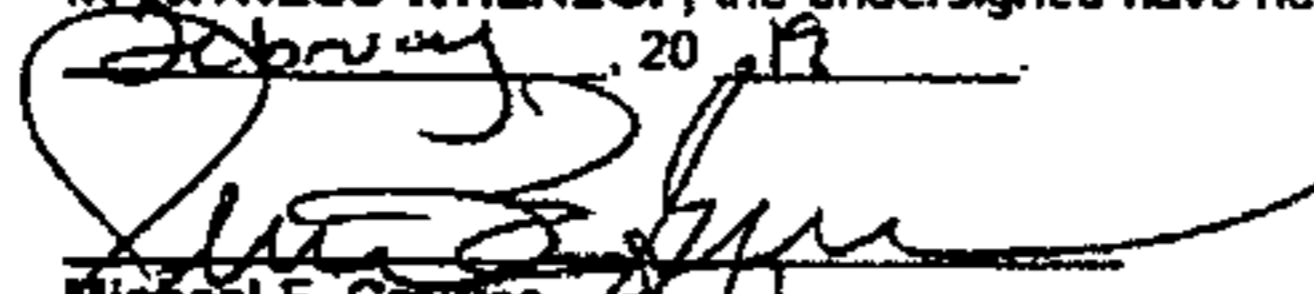

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$294,467.00 executed and recorded simultaneously herewith.

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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14 day of

February, 2019

Michael E. Gravlee

Laura F. Gravlee




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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Gravlee and Laura F. 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 14 day of February, 2019.


Notary Public
My commission expires: 10-4-20



Real Estate Sales Validation Form

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

Grantor's Name	Michael E. Gravlee and Laura F. Gravlee	Grantee's Name	Termesa Starks and Cashus Starks
Mailing Address	67 Fox Valley Lane Maylene, AL 35114	Mailing Address	112 Blue Spring Place Alabaster, AL 35007
Property Address	67 Fox Valley Lane Maylene, AL 35114	Date of Sale	February 25, 2019
		Total Purchase Price	\$299,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Michael E. Gravlee and Laura F. Gravlee, 67 Fox Valley Lane, Maylene, AL 35114.

Grantee's name and mailing address - Termesa Starks and Cashus Starks, 112 Blue Spring Place, Alabaster, AL 35007.

Property address - 67 Fox Valley Lane, Maylene, AL 35114

Date of Sale - February 25, 2019.

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: February 25, 2019

Sign Halley [Signature]
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk



20190313000081040 3/3 \$321.00
Shelby Cnty Judge of Probate, AL
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Alvin S. Byrd