

This instrument prepared by:  
Rosalie Doggett  
240 Applegate Parkway  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Joseph P. Ellis and Hannah C. Ellis  
1201 6th Ave. NW  
Alabaster, AL 35007

20190403000107010

04/03/2019 11:23:37 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

\*\* Husband and Wife

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Three Thousand And No/100 Dollars (\$173,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Arthur G. Banuelos and Claudia R. Banuelos (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joseph P. Ellis and Hannah C. Ellis (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 14, Block 3, according to a Resurvey of Fernwood, Third Sector as recorded in Map Book 7, Page 80 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.

Subject to a third party mortgage in the amount of \$169,866.00 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 28 day of

MARCH 20 19  
Arthur G. Banuelos by Christopher A. Banuelos  
his attorney in fact

Claudia R. Banuelos  
Claudia R. Banuelos

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claudia R. Banuelos 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 28 day of March, 2019

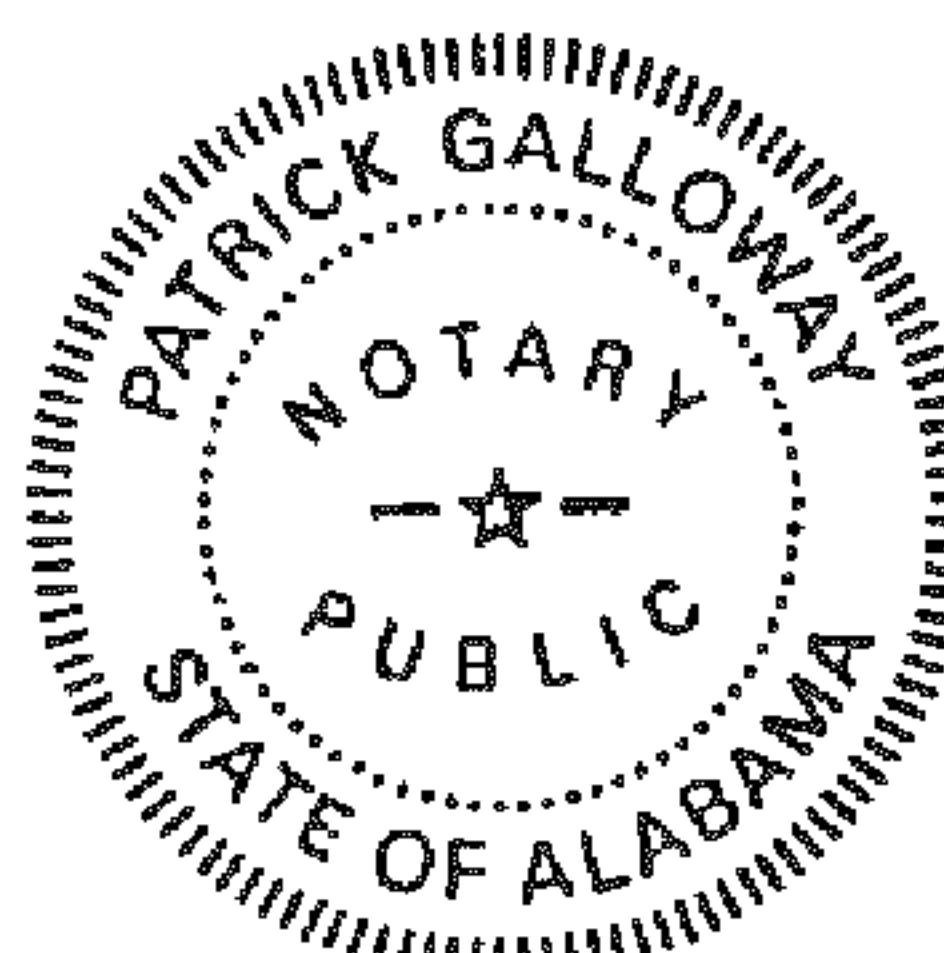
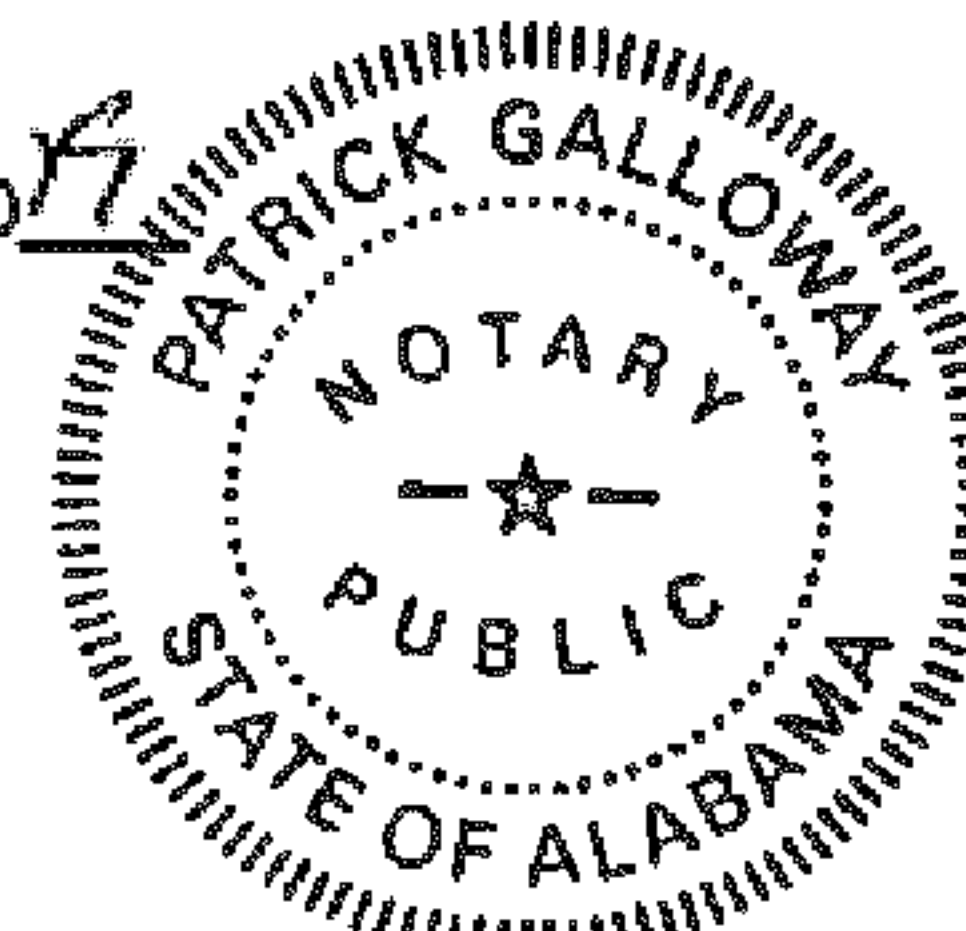
[Signature]  
Notary Public  
My commission expires 10-4-21

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher A. Banuelos whose name as Attorney in Fact for Arthur G. Banuelos is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 28 day of March, 2019

[Signature]  
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   | Arthur G. Banuelos and Claudia R. Banuelos | Grantee's Name          | Joseph P. Ellis and Hannah C. Ellis     |
| Mailing Address  | 1201 6th Ave. NW<br>Alabaster, AL 35007    | Mailing Address         | 1201 6th Ave. NW<br>Alabaster, AL 35007 |
| Property Address | 1201 6th Ave. NW<br>Alabaster, AL 35007    | Date of Sale            | March 28, 2019                          |
|                  |                                            | Total Purchase Price    | \$173,000.00                            |
|                  |                                            | 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)

|                                                       |                                       |
|-------------------------------------------------------|---------------------------------------|
| <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 - Arthur G. Banuelos and Claudia R. Banuelos, 1201 6th Ave. NW, Alabaster, AL 35007.

Grantee's name and mailing address - Joseph P. Ellis and Hannah C. Ellis, 1201 6th Ave. NW, Alabaster, AL 35007.

Property address - 1201 6th Ave. NW, Alabaster, AL 35007

Date of Sale - March 28, 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.

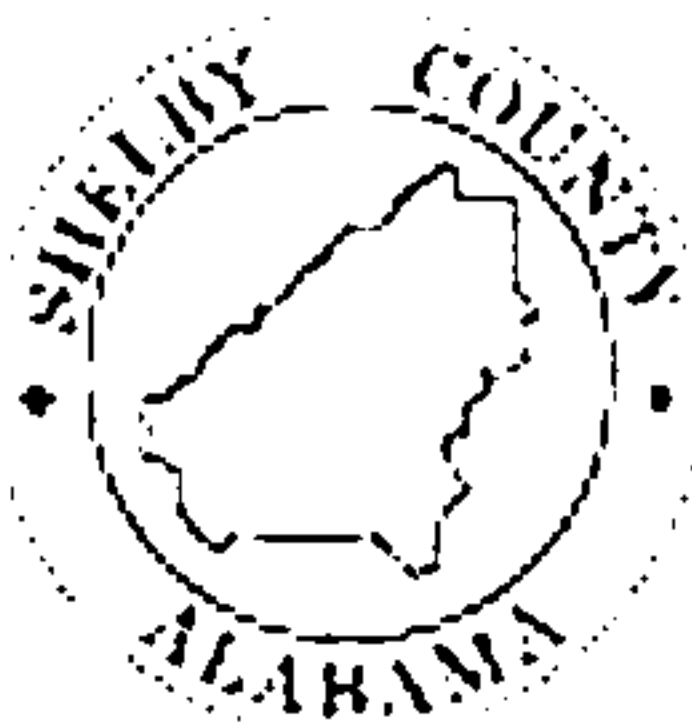
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: March 28, 2019

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/03/2019 11:23:37 AM  
\$21.50 CHARITY  
20190403000107010

*Allen S. Bayl*