

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Christine H. Evans
1040 King Stables Circle
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Sixty-Five Thousand and 00/100 (\$465,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jason Wells and wife, Romika Wells**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Christine H. Evans**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 10, according to the Survey of Greystone - 1st Sector, Phase VI, as recorded in Map Book 16, Page 63 in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the **Greystone Residential Declaration of Covenants, Conditions and Restrictions**, dated 11/6/90, recorded in Real 317, page 260 and **First Amendment to Greystone Residential Declaration of Covenants and Conditions and Restrictions** recorded in Real 346, page 942.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$165,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the **7th** day of **May**, 2019.



Jason Wells


20190517000168020 1/2 \$483.00
Shelby Cnty Judge of Probate, AL
05/17/2019 09:17:28 AM FILED/CERT



Romika Wells
By Jason Wells, Her Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Wells, a married man and Jason Wells, as Attorney in Fact for his wife, Romika Wells, under that certain Power of Attorney recorded simultaneously herewith, are signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he being informed of the contents of the Instrument, he, individually and in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name	Jason Wells and Romika Wells	Grantee's Name	Christine H. Evans
Mailing Address	609 Cleveland Street Ellisville, MS 39437	Mailing Address	1040 King Stables Circle Birmingham, AL 35242
Property Address	1040 King Stables Circle Birmingham, AL 35242	Date of Sale	May 7, 2019
		Total Purchase Price	\$ 465,000.00
		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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Deed - Corrective Deed |
| <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 - 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.

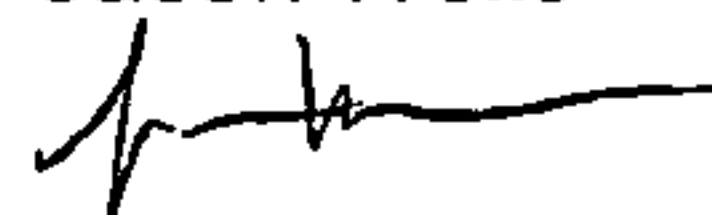
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: _____

Jason Wells




Print Romika Wells, By Jason Wells Her Attorney in Fact

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

Unattested

(verified by)

Shelby County, AL 05/17/2019
State of Alabama
Deed Tax: \$465.00


20190517000168020 2/2 \$483.00
Shelby Cnty Judge of Probate, AL
05/17/2019 09:17:28 AM FILED/CERT