

20190521000173920
05/21/2019 08:59:36 AM
DEEDS 1/3

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF ONE HUNDRED SEVENTEEN THOUSAND AND 00/100 DOLLARS (\$117,000.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned APTUS CAPITAL, LLC whose mailing address is 3940 MONTCLAIR ROAD, SUITE 401, BIRMINGHAM, AL 35213 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **CHRIS GREBELDINGER AND VICTORIA QI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 14 ATHLETIC AVENUE, TORONTO, ON, M4L1W6, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

LOT 20, LESS AND EXCEPT THE EAST 4.1 FEET THEREOF, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, THIRD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 158, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA; ALSO:

A TRIANGULAR PORTION OF LOT 21, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, THIRD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 158, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 20 FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 20 FOR A DISTANCE OF 98.39 FEET TO THE SW CORNER OF SAID LOT 20; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 21 FOR A DISTANCE OF 12.0 FEET; THENCE 96 DEGREES 57 MINUTES 13 SECONDS RIGHT A DISTANCE OF 99.12 FEET TO THE NE(CORNER OF) LOT 21, ALSO BEING THE NW CORNER OF LOT 20 AND THE POINT OF BEGINNING.

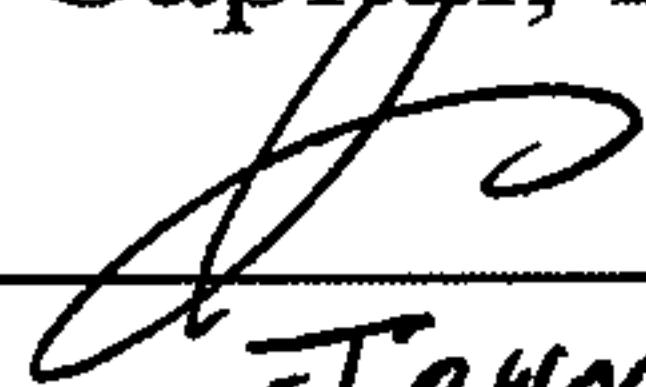
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior instrument reference: Document No. 20181220000445940 of the Public Records of the District Recorder of **SHELBY** County, State of Alabama.

knowledge that the Company will rely upon the accuracy of same. That undersigned further state(s) he/she/it is familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. The undersigned further certifies that he/she/they has/have read and understands the full facts of this Affidavit.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal this 1 day of MAY,
2019

SINGLE MEMBER/MANAGER
 Of Aptus Capital, LLC



John M. Romero

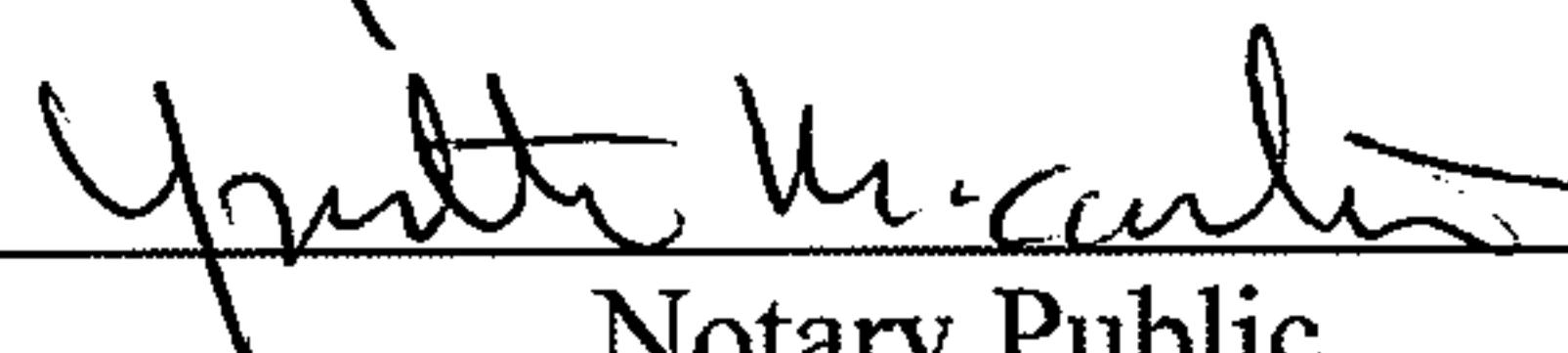
SOLE MEMBER

Commonwealth of Virginia,
 County/City of Jefferson, to-wit:

I, the undersigned, a notary public in and for the jurisdiction aforesaid, do hereby certify that John Romero, who is known to me, appeared before me on the 1st day of May, 2019, and acknowledged the foregoing instrument.

Given under my hand this 1st day of May, 2019.

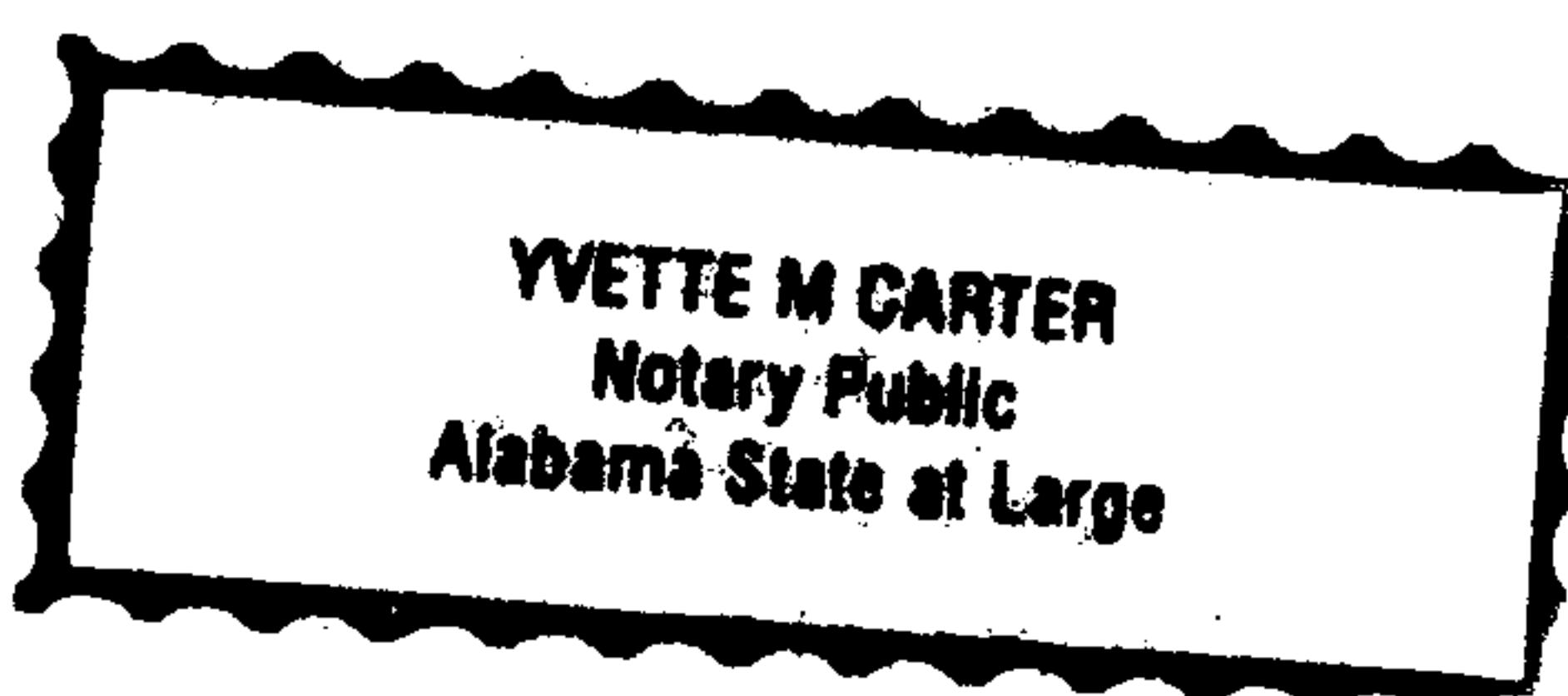
My commission expires: 10/29/22
 My Registration No. is:



Yvette M. Carter
 Notary Public

Prepared by &
 Return to:

Priority Title & Escrow, LLC
 607 Lynnhaven Pkwy.
 Virginia Beach, VA 23452
 File # 021901935





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2019 08:59:36 AM
\$56.50 JESSICA
20190521000173920

20190521000173920 05/21/2019 08:59:36 AM DEEDS 3/3

Allie S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name APTUS Capital, LLC
Mailing Address 3940 Montclair Road
Suite 401
Birmingham, AL 35213

Grantee's Name Chris Grebelinger
Victoria QI
Mailing Address 14 Ath Letic Avenue
Toronto, ON M4L 1W6

Property Address 615 Cahaba Manor
Trail
Pelham, AL 35124

Date of Sale 5-1-2019
Total Purchase Price \$ 117,000.00
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
 Sales Contract
 Closing Statement

Appraisal
 Other

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 5-16-2019

Print

Deborah Costelloe

Unattested

(verified by)

Sign

Deborah Costelloe
(Grantor/Grantee/Owner/Agent) circle one