20190605000194810 06/05/2019 12:09:58 PM DEEDS 1/3

SEND TAX NOTICE TO: Larry Shawn Gibbs and Amy Gibbs 107 Aaronvale Circle Birmingham, AL 35242

This instrument was prepared by: Shannon E. Price, Esq. Kudulis, Reisinger & Price, LLC P. O. Box 653 Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Twenty Thousand dollars & no cents (\$320,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Anthony Naro, an unmarried man

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Larry Shawn Gibbs and Amy Gibbs

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE FINAL RECORD PLAT OF AARONVALE SUBDIVISION, PHASE 1, AS RECORDED IN MAP BOOK 23, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$256,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 23, Page 78.

35' setaback line from Aaronvale Circle; 20' setback line on rear of property as shown on survey by Ray Weygand, Reg. L.S.#24973, dated 5/6/2019.

Fence being out of property boundaries on Southwest line of said property and Southeast corner of said lot as shown on survey by Ray Weygand, Reg. L.S.#24973, dated 5/6/2019.

Frame building being in setback area, as shown on survey by Ray Weygand, Reg. L.S.#24973, dated 5/6/2019.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1905001

20190605000194810 06/05/2019 12:09:58 PM DEEDS 2/3

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), May 31, 2019.

Anthony Naro

(Seal)

STATE OF ALABAMA COlorado

El Paso
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Naro, an unmarried man, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2019

Notary Public. Jenny Lynn ansel

(Seal)

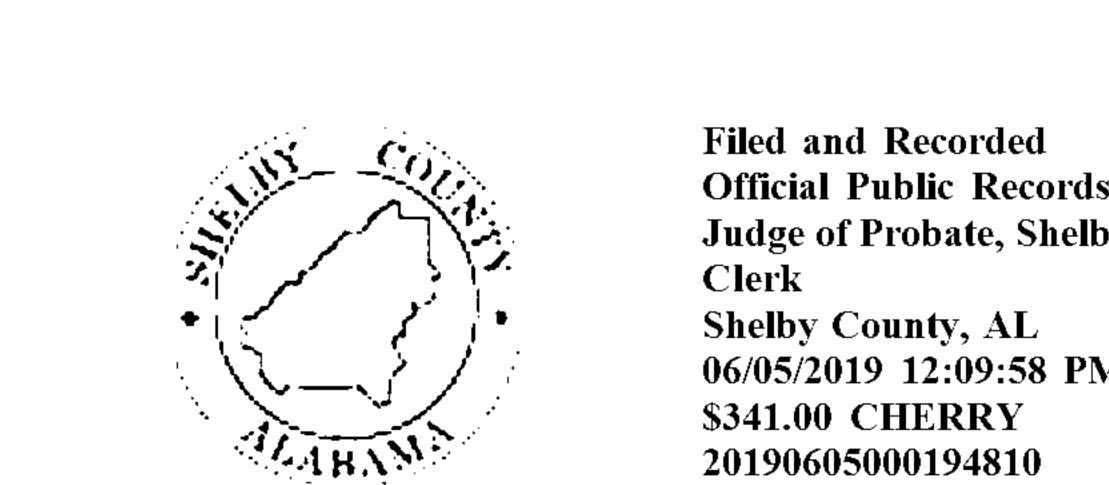
My Commission Expires: Oalaylacoo

JENNY LYNN AMSDEN
Notary Public
State of Colorado
Notary ID # 20164007250
My Commission Expires 02-24-2020

20190605000194810 06/05/2019 12:09:58 PM DEEDS 3/3

Real Estate Sales Validation Form

This Document must be filled in accordance Grantor's Name Anthony Naro	ce with Code of Alabama 1975, Section 40- 22-1 (h) Grantee's Name Larry Shawn Gibbs and Amy Gibbs
Mailing Address 9170 Crowne Springs View, Apt 202	Mailing Address 107 Aaronvale Circle Birmingham, AL 35242
Colorado Springs, Colorado 80924 Property Address 107 Aaronvale Circle Birmingham, Alabama 35242	Date of Sale <u>05/31/2019</u>
	Total Purchase Price \$320,000.00 or
	Actual Valueor
	Assessor's Market Value
The purchase price or actual value claimed on this form cone) (Recordation of documentary evidence is not require Bill of Sale	
X Sales Contract Closing Statement	Appraisal Other
	ntains all of the required information referenced above, the filing
Ins	structions
	of the person or persons conveying interest to property and their
Grantee's name and mailing address - provide the name conveyed.	of the person or persons to whom interest to property is being
Property address - the physical address of the property be	eing conveyed, if available.
Date of Sale - the date on which interest to the property w	as conveyed.
Total purchase price - the total amount paid for the purchathe instrument offered for record.	ase of the property, both real and personal, being conveyed by
Actual value - if the property is not being sold, the true val the instrument offered for record. This may be evidenced assessor's curreny market value.	ue of the proeprty, both real and personal, being conveyed by by an appraisal conducted by a licensed appraisaer of the
If no proof is provided and the value must be determined, valuation, of the property as determined by the local official tax purposes will be used and the taxpayer will be penalized.	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing proeprty for property ed pursuant to Code of Alabama 1975 § 40-22-1 (h).
I attest, to the best of my knowledge and belief that the information of the further understand that any false statements claimed on the Code of Alabama 1975 § 40-22-1 (h).	formation contained in this document is true and accurate. I his form may result in the imposition of the penalty indicated in
Date 1-4-22	Print Larry Shawn Gibbs
	// // // // // // // // // // // // //
Unattested (verified by)	Sign / Wy / White Sign / Grantor/Grantee/Owner/Agent) circle one



Official Public Records Judge of Probate, Shelby County Alabama, County Shelby County, AL 06/05/2019 12:09:58 PM

\$341.00 CHERRY 20190605000194810

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