

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Jonathan Ballenger
412 Fawn Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA

) KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of the sum of **Two Hundred Eighty Thousand and 00/100 DOLLARS** (\$280,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I

Michael S. Wukich, an unmarried man

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Jonathan Ballenger

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 4, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 1, as recorded in Map Book 32, page 24, Shelby County, Alabama.

The effective date of this deed is: 8/21/2019

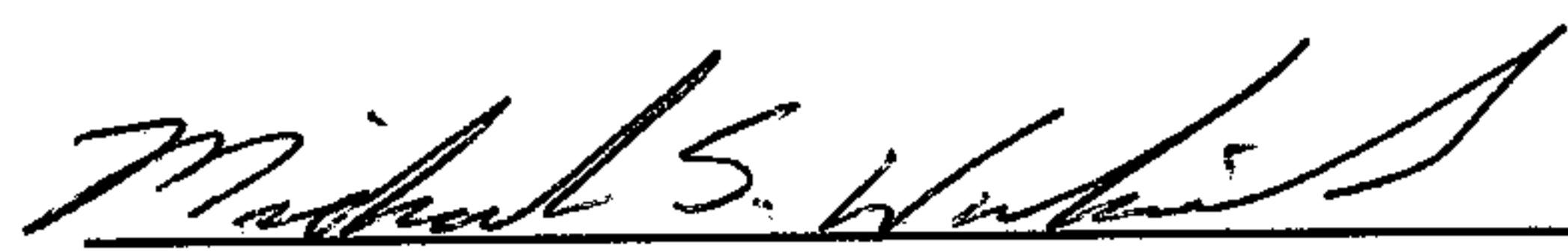
Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$286,020.00 of the consideration was paid from mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his/her signature and seal, this the 30th day of July, 2019.

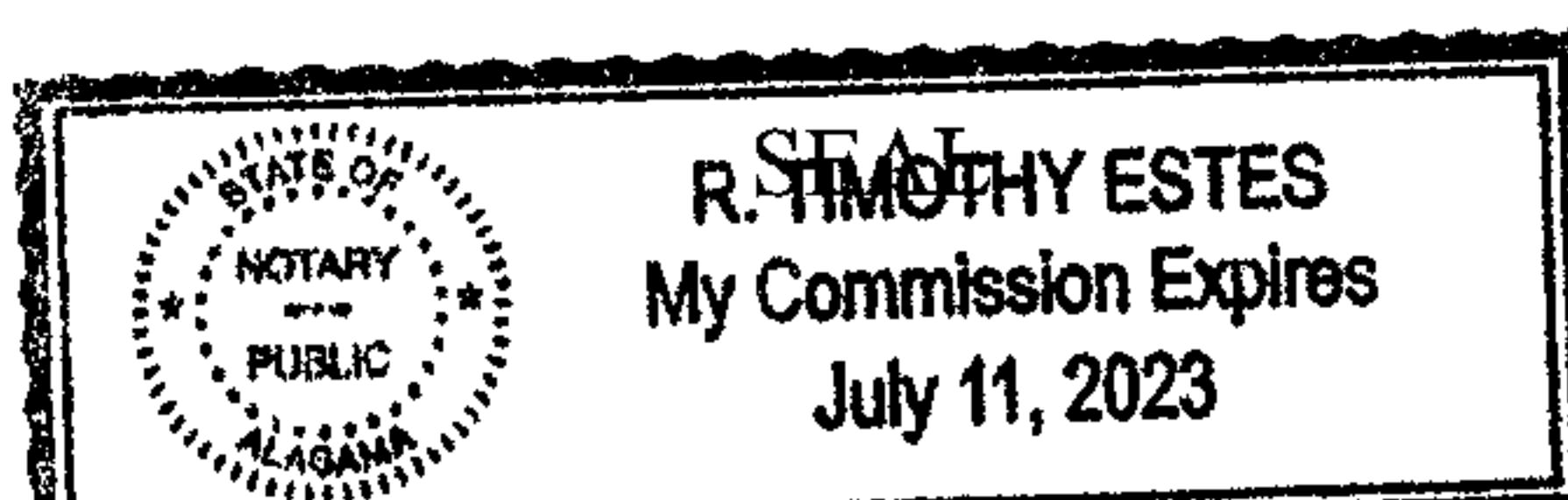


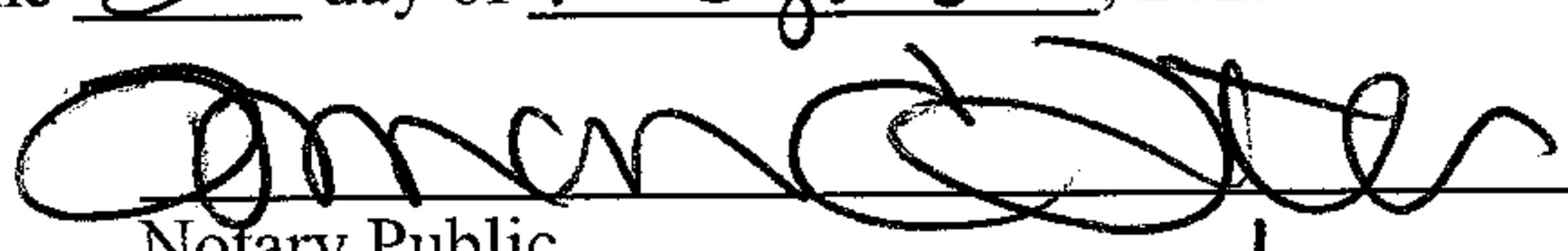
Michael S. Wukich

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael S. Wukich** whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 2 day of August, 2019.




Notary Public
My Commission Expires: 07/11/23

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 S. Wukich

Grantee's Name Jonathan Ballenger

Mailing Address _____

Mailing Address 412 Fawn Drive

Chelsea, AL 35043

Property Address 412 Fawn Drive
Chelsea, AL 35043

Date of Sale _____

Total Purchase Price \$280,000.00

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

Appraisal

Sales Contract

Other

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 July 30, 2019

Print

Michael S. Wukich

Unattested

Sign

Michael S. Wukich

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 10:49:46 AM
\$19.00 CHERRY
20190806000281340

Allen S. Bayl