

Send tax notice to:
Colton J. Vinnola & Jennifer A. Wanberg
1122 Colonial Drive
Alabaster, AL 35007
PEL1900535

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Three Thousand Five Hundred and 00/100 Dollars (\$243,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James Zachary Ray and Chantelle Victoria Ellis Ray, Husband and Wife, whose mailing address is: 654 Portside Drive, Davidson, NC 28036** (hereinafter referred to as "Grantors"), by **Colton J. Vinnola and Jennifer A. Wanberg** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:
Lot 130, according to the Survey of Autumn Ridge, Second Sector, as recorded in Map Book 14, Pages 16, 17 and 18, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

\$194,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Chantelle Victoria Ellis Ray is one and the same person as Chantelle Victoria Ellie, Grantee in that certain deed recorded in Instrument No 20140505000134040 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors James Zachary Ray and Chantelle Victoria Ellis Ray have hereunto set their signatures and seals on August 15, 2019.

✓ 
James Zachary Ray

✓ 
Chantelle Victoria Ellis Ray

STATE OF ✓ North Carolina
COUNTY OF Union

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Zachary Ray and Chantelle Victoria Ellis Ray, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of August, 2019.

✓ 

Notary Public
Print Name: Pramit Girishbhai Patel
Commission Expires: 06, June, 2024

(NOTARIAL SEAL)
PRAMIT GIRISHBHAI PATEL
Notary Public
Union Co., North Carolina
My Commission Expires June 06, 2024

Real Estate Sales Validation Form

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

Grantor's Name	<u>James Zachary Ray</u> <u>Chantelle Victoria Ellis Ray</u>	Grantee's Name	<u>Colton J Vinnola and</u> <u>Jennifer A Wanberg</u>
Mailing Address	<u>645 Portside Drive</u> <u>Davidson NC 28036</u>	Mailing Address	<u>1122 Colonial Drive</u> <u>Alabaster AL 35007</u>
Property Address	<u>1122 Colonial Drive</u> <u>Alabaster AL 35007</u>	Date of Sale	<u>8/15/2019</u>
		Total Purchase Price	<u>\$ 243,500</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 - 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).

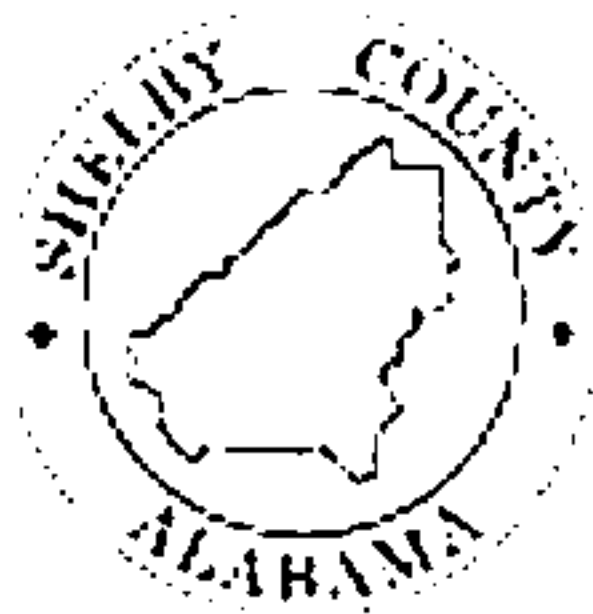
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-19-19 Print Skyler Murphy

Unattested _____ Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2019 02:01:13 PM
 \$70.00 CHERRY
 20190819000303160

Allie S. Bayl