

SEND TAX NOTICE TO:
Ashley Meade Posey
130 Little John Circle
Calera, Alabama 35040

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

20190905000328050
09/05/2019 03:19:21 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ten Thousand dollars & no cents (\$110,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jennifer R. Genereux fka Jennifer R. Gossett and Peter Genereux, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Ashley Meade Posey** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO FINAL PLAT OF NOTTINGHAM TOWNHOMES, AS RECORDED IN MAP BOOK 33, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$108,007.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Jennifer R. Gossett, the grantee recited in Instrument# 20090831000336570, is one and the same as Jennifer R. Genereux.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants 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 33, Page 111.

Variance to setback lines filed in Instrument #20050404000152430.

30' building setback line on rear and front of said lot; 8' easement on front of said lot as shown on recorded plat/map.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2002, Page 11100; Instrument #20030605000348820 and amended in Instrument #20040719000399940 in the Probate Office of Shelby County, Alabama.

Easement to Southern Natural Gas as shown by instrument recorded Deed 90 at page 241, i n Probate Office.

Easement to Alabama Power as shown by instruments recorded in Instrument No. 20030303000126280 and Instrument No. 20030303000126270 in Probate Office.

Articles of Incorporation as recorded in Instrument No. 2002-11101, in Probate Office.

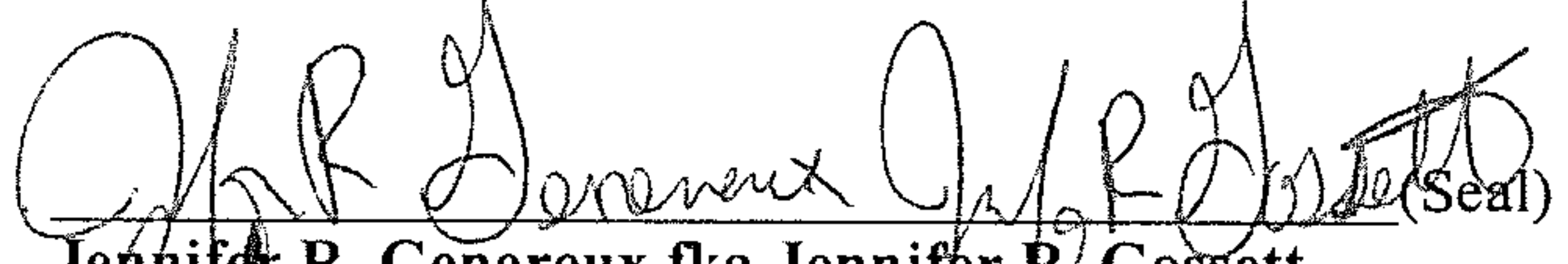
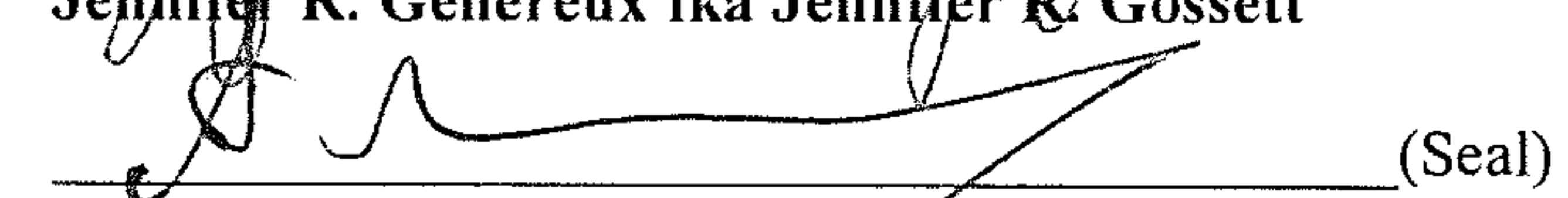
Transmission Line Permit to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, at Page 170; Deed Book 205, page 674; Deed 198, page 478 and Deed Book 177, page 493 in the Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

WARRANTY DEED
CBT File #1908080

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.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 29, 2019** .

 (Seal)
Jennifer R. Genereux fka Jennifer R. Gossett
 (Seal)
Peter Genereux

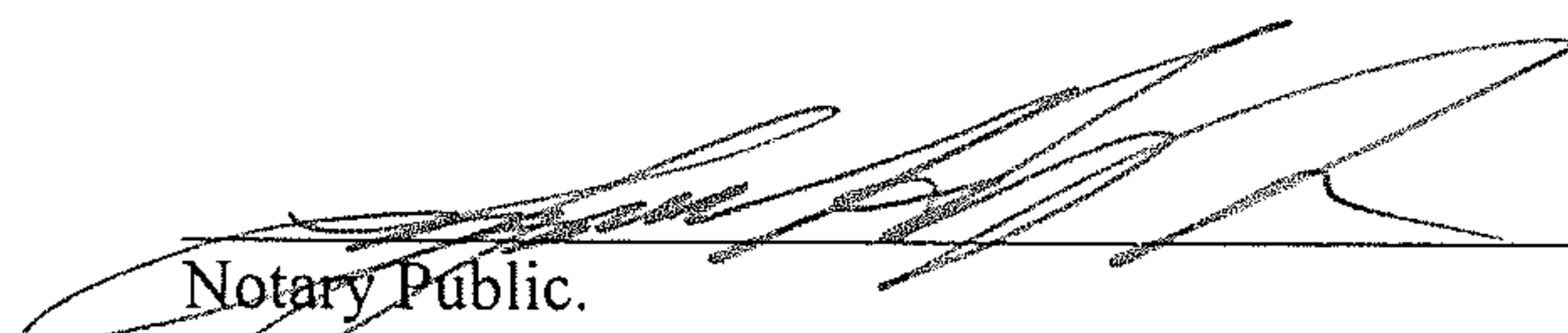
STATE OF ALABAMA

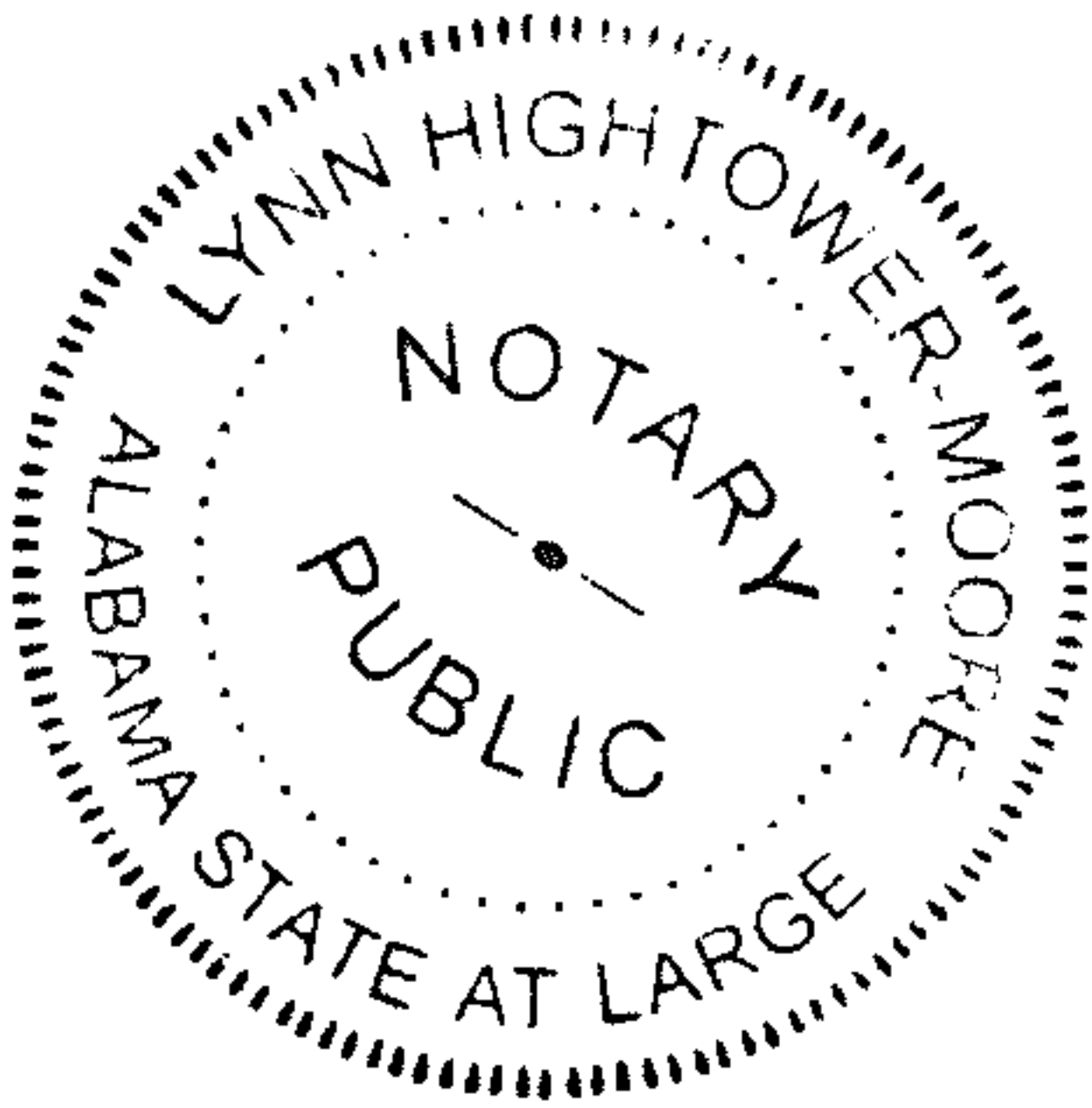
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer R. Genereux fka Jennifer R. Gossett and Peter Genereux, wife and husband** , 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 29th day of August, 2019


Notary Public.
(Seal)
My Commission Expires: 1-4-22



20190905000328050 09/05/2019 03:19:21 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jennifer R. Genereux fka Jennifer R. Gossett and Peter Genereux Grantee's Name Ashley Meade Posey

Mailing Address 247 Strathaven Lane
Pelham, Alabama 35124
Property Address 130 Little John Circle
Calera, Alabama 35040

Mailing Address 130 Little John Circle
Calera, Alabama 35040
Date of Sale 08/29/2019

Total Purchase Price \$110,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 8-29-19

Print Ashley Meade Posey

Unattested

(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2019 03:19:21 PM
\$31.00 CHERRY
20190905000328050

Alex S. Bayl