

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
James & Jamie Yonfa
2900 MacAlpine Circle
Birmingham, AL 35242

**GENERAL WARRANTY DEED
With Right of Survivorship**

②

STATE OF ALABAMA

}

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Fifty Thousand Dollars and NO/100 (\$150,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Michael Pampalon, as Successor Trustee of The Inverness Trust**, (herein referred to as grantor), grant, sell, bargain and convey unto, **James Yonfa and Jamie Yonfa** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 26, in Block 2, according to the Survey of Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$182,855.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for himself as Trustee and for the heirs, successors, assigns, and each and every interested party in the Inverness Trust, covenant with the said Grantees, their heirs and assigns, that the trust is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that as Trustee, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors, and administrators of the Inverness Trust shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

M191130

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Gwinnett, Georgia on 09-17-2019, 2019.

Trustees:

Michael Pampalon, Trustee
MICHAEL PAMPALON, SUCCESSOR TRUSTEE

STATE OF Georgia)

COUNTY OF DeKalb)

I, Elaine Albert, a Notary Public in and for said County and State, hereby certify that Michael Pampalon, whose name(s) as Successor Trustee(s), is/are signed to the foregoing conveyance or instrument and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 17th day of September, 2019.

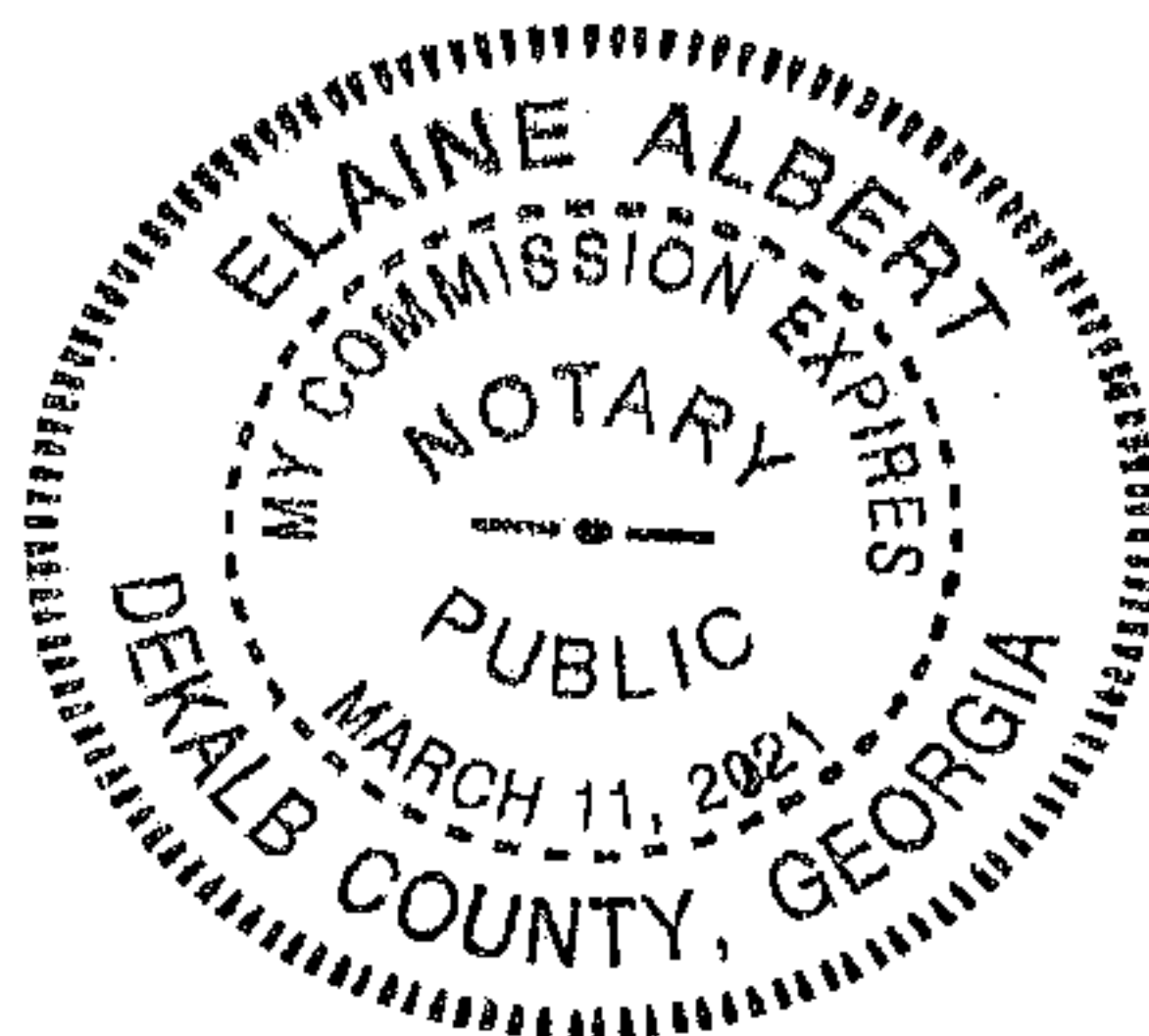
Elaine Albert

Notary Public

My Commission Expires: 3/11/2021

Prepared by:

Shannon R. Crull, PC
3009 Firefighter Lane
Birmingham, AL 35209



Real Estate Sales Validation Form

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

Grantor's Name The Inverness Trust Grantee's Name James & Jamie Yonta
 Mailing Address 3480 Gleneagles CT Mailing Address 2900 Macalpine Cir
Shelville, GA Bham, AL
30039 35242

Property Address 2909 Clydebank Cir Date of Sale 9-18-19
Bham, AL Total Purchase Price \$ 35242
35242 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 9-18-19Print James Yonta

Unat



Filed and Recorded
 Official Public Records

Sign

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

Clerk

Shelby County, AL

09/20/2019 10:51:36 AM

\$29.00 CATHY

20190920000345600

Print Form

Form RT-1

Allie S. Bayl