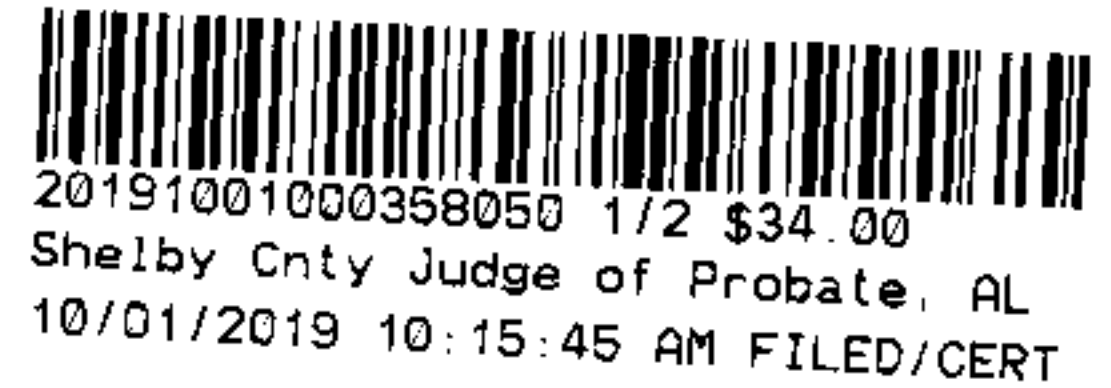


This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-25748

Send Tax Notice To: Sharon Kaye Love
1045 Fairbank Lane
Chelsea, AL 35043



WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Nine Thousand Dollars and No Cents (\$179,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Eddie B. Traffica, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sharon Kaye Love**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 3-16, according to the Survey of Chelsea Park, 3rd Sector as recorded in Map Book 34, Page 23 A & B, in the Office of the Probate Judge of Shelby County, Alabama.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

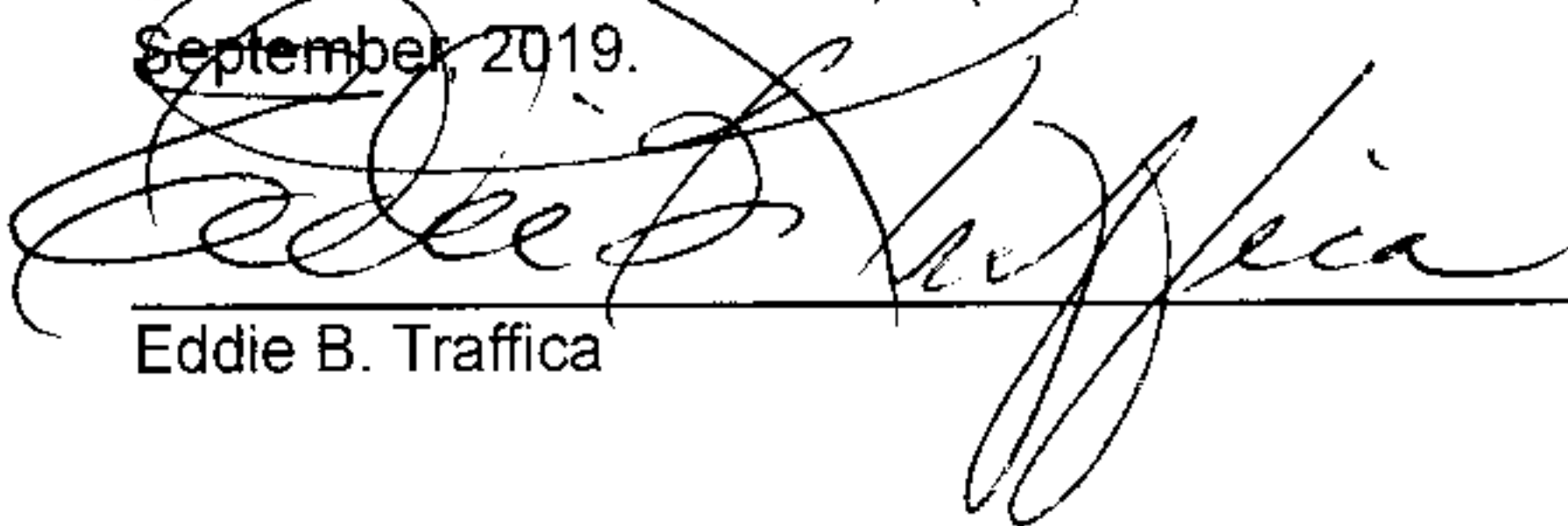
Eddie B. Traffica, is the surviving Grantee in that certain deed recorded in Instrument No. 20130702000270950, Probate Office, Shelby County, Alabama. The other Grantee, Charles A. Traffica, is deceased, having died 29 May 2016.

\$170,050.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of September, 2019.

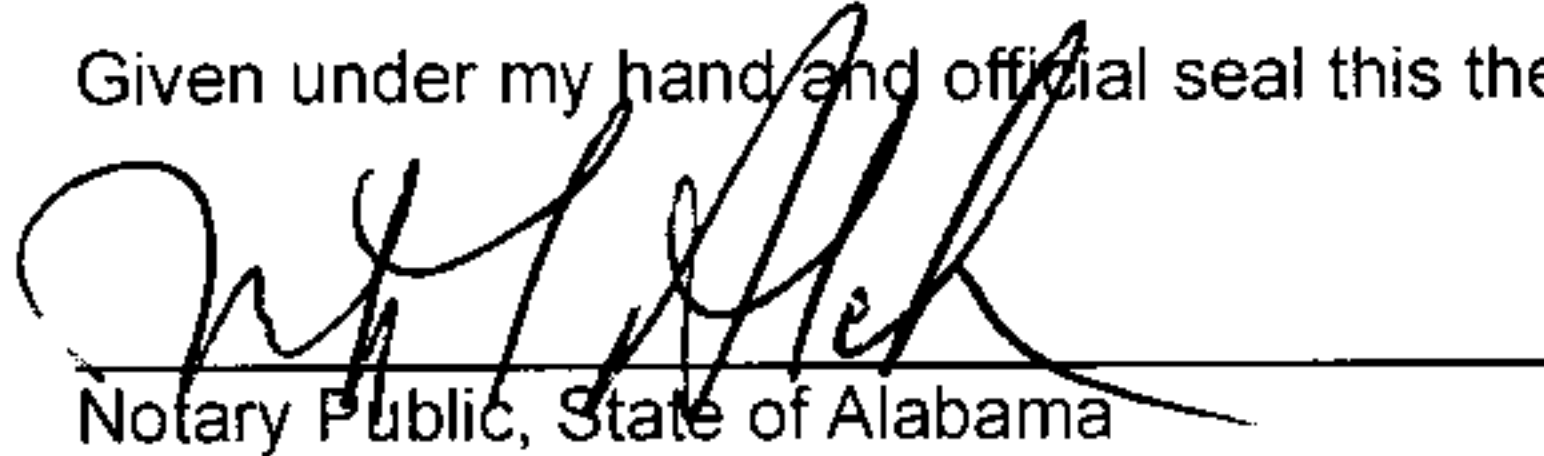

Eddie B. Traffica

State of Alabama

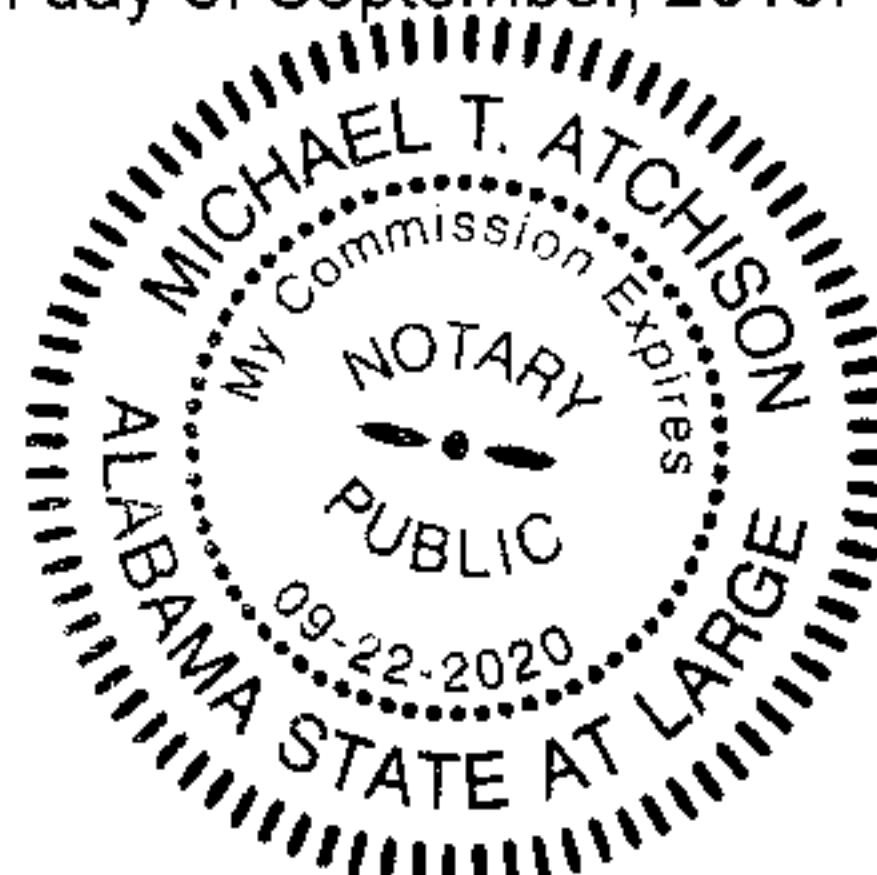
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Eddie B. Traffica, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2019.


Notary Public, State of Alabama

My Commission Expires: 9-22-20



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>Eddie B. Traffica</u>	Grantee's Name	<u>Sharon Kaye Love</u>
Mailing Address	<u>2053 Chelsea Park Blvd</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>1045 Fairbank Lane</u> <u>Chelsea, AL 35043</u>
Property Address	<u>1045 Fairbank Lane</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>September 30, 2019</u>
		Total Purchase Price	<u>\$179,000.00</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)

☐ Bill of Sale	☐ Appraisal	Shelby County, AL 10/01/2019
☒ Sales Contract	☐ Other	State of Alabama
☐ Closing Statement		Deed Tax: \$9.00

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 of 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 September 18, 2019

Print Eddie B. Traffica

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20191001000358050 2/2 \$34.00
Shelby Cnty Judge of Probate, AL
10/01/2019 10:15:45 AM FILED/CERT

Form RT-1