

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Katherine Graff
436 Foothills Parkway
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Fifty Five Thousand and No/00 Dollars (\$255,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael A. Weisflog and wife, Donna O. Weisflog f/k/a Donna M. Oakley** (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Katherine W. Graff** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Lot 50, according to the Subdivision Plat of Foothills Point, as recorded in Map Book 32, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20031223000824110 in the Probate Office of Shelby County Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")


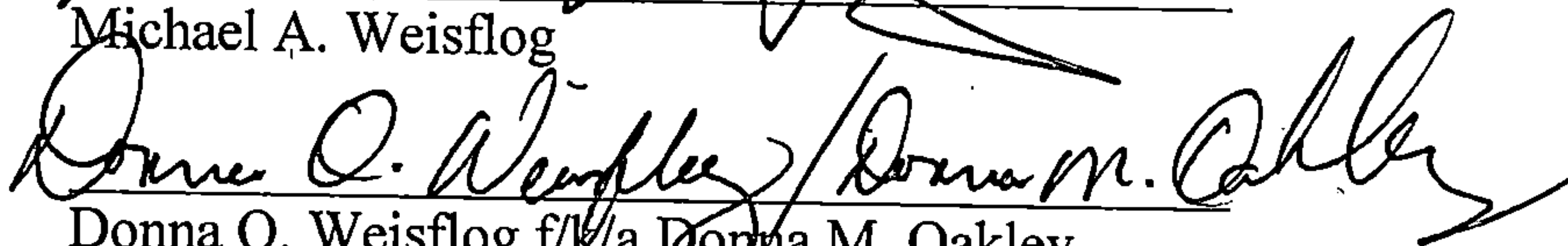
Subject to 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of November, 2019.

STATE OF ALABAMA
COUNTY OF SHELBY


Michael A. Weisflog

Donna O. Weisflog f/k/a Donna M. Oakley

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Weisflog and Donna O. Weisflog f/k/a Donna M. Oakley**, who are signed to the foregoing conveyance, and who are 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.

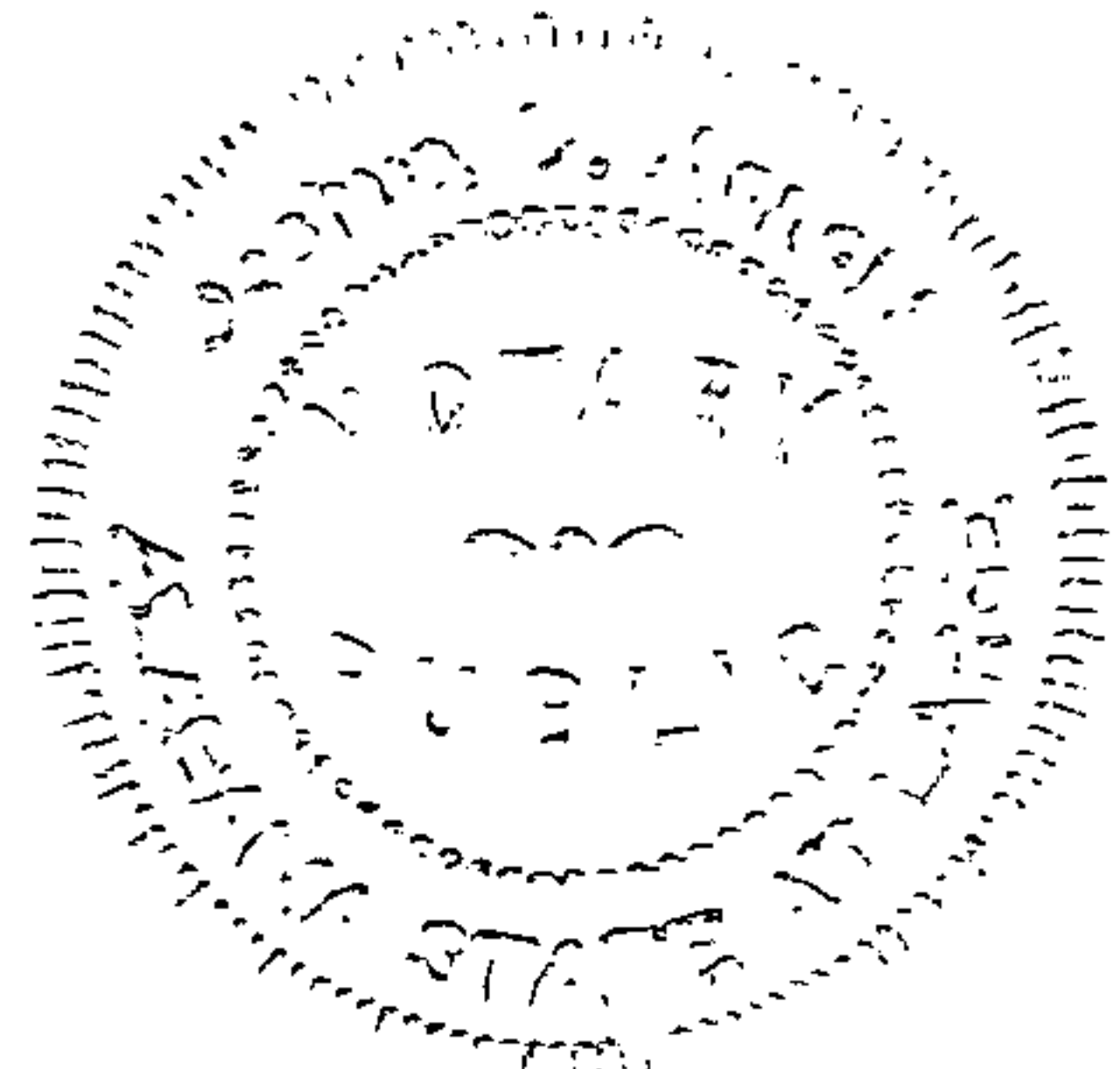
Given under my hand and official seal this 26TH day of November, 2019.


Notary Public

My Commission Expires: 01-22-2023



2019120200444750 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
12/02/2019 01:59:03 PM FILED/CERT



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 A. Weisflog & Donna Weisflog
Mailing Address _____

Grantee's Name Katherine W. Graff
Mailing Address: 436 Foothills Parkway
Chelsea, AL 35043

Property Address: 436 Foothills Parkway
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ 255,000.00
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 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 11-26-2019

Sign Michael A Weisflog
(Grantor/Grantee/Owner/Agent) circle one

Print MICHAEL A. WEISFLOG

_____ Unattested

John D. Smith
(Verified by)

Form RT-1



20191202000444750 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
12/02/2019 01:59:03 PM FILED/CERT