

Send Tax Notice:
Joshua Frank Janikowski & Misty Burt
1229 Kensington Boulevard
Calera, AL 35040
PEL1900414

This Instrument Prepared By:
Stewart & Associates, P. C./S. Kent Stewart
3595 Grandview Parkway Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

20191211000457330
12/11/2019 10:26:13 AM
DEEDS 1/4

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Joshua Frank Janikowski and Misty Burt (hereinafter Grantees)**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description being conveyed by this instrument.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Subject to that outstanding right of redemption occurring from that certain foreclosure deed dated June 26, 2019 and recorded in Instrument No 20190701000233250 in the Probate Office of Shelby County, Alabama. Said redemption period expiring on June 26, 2020.

\$174,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, and unto their heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 4th day of December, 2019.

Shelby Resources, Inc.

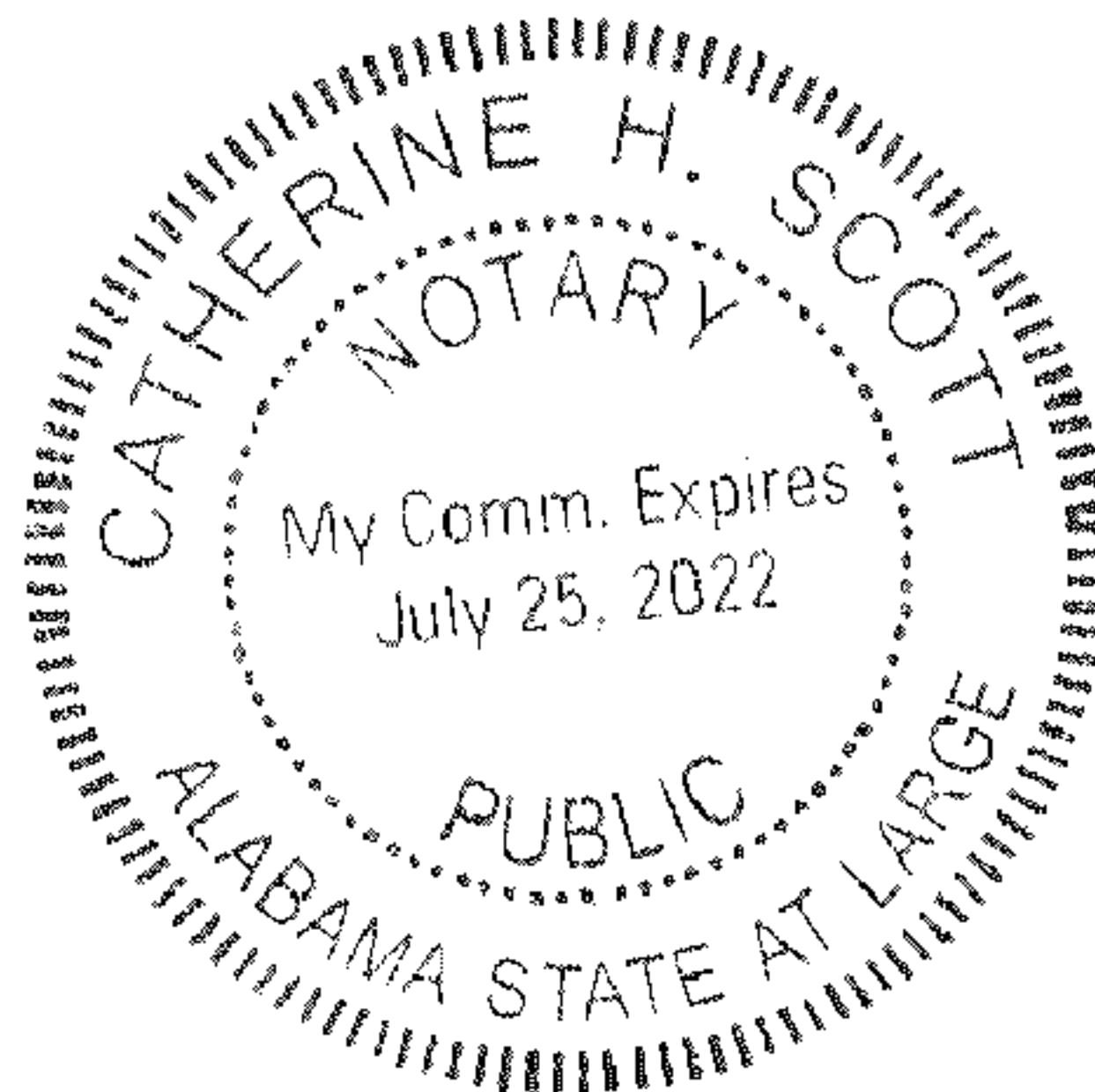
Michael D. Phillips

By Michael D. Phillips

Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL D. PHILLIPS as PRESIDENT for SHELBY RESOURCES, INC. an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date. GIVEN under my hand and seal this the 4th day of December, 2019.



Catherine H. Scott
Notary Public
My Commission Expires:

July 25, 2022

EXHIBIT "A"

Lot 99, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama, together with the right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument No. 20061227000626720, in said Probate Office.

A handwritten signature or set of initials, possibly "DM", enclosed within a hand-drawn oval.

20191211000457330 12/11/2019 10:26:13 AM DEEDS 3/4

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Shelby Resources, Inc.	Grantee's Name	Joshua Frank Janikowski and Misty Burt
Mailing Address	PO Box 419	Mailing Address	1229 Kensington Blvd
	Pelham AL 35124		Calera AL 3504
Property Address	1229 Kensington Blvd	Date of Sale	12/6/2019
	Calera AL 3504	Total Purchase Price	\$ 180,000
		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)

<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 12-10-19Print Skyler Murphy☐ Unattested

(verified by)

Sign 

(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
 12/11/2019 10:26:13 AM
 \$36.50 CHERRY
 20191211000457330

Allen S. Bayl