

Send tax notice to:

Jacob Andrew Demaris and Linda Elaine Demaris
2305 Chandawood Drive
Pelham, AL 35124
PEL1900744

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Bridgett Leighann Alday, an unmarried woman, Heir at Law of Stacie Alday, deceased and Casey Lowell Alday, an unmarried man, Heir at Law of Stacie Alday, deceased**, whose mailing address is: 1623 13th Place S Birmingham, AL 35205 (hereinafter referred to as "Grantors"), by **Jacob Andrew Demaris and Linda Elaine Demaris** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 244, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

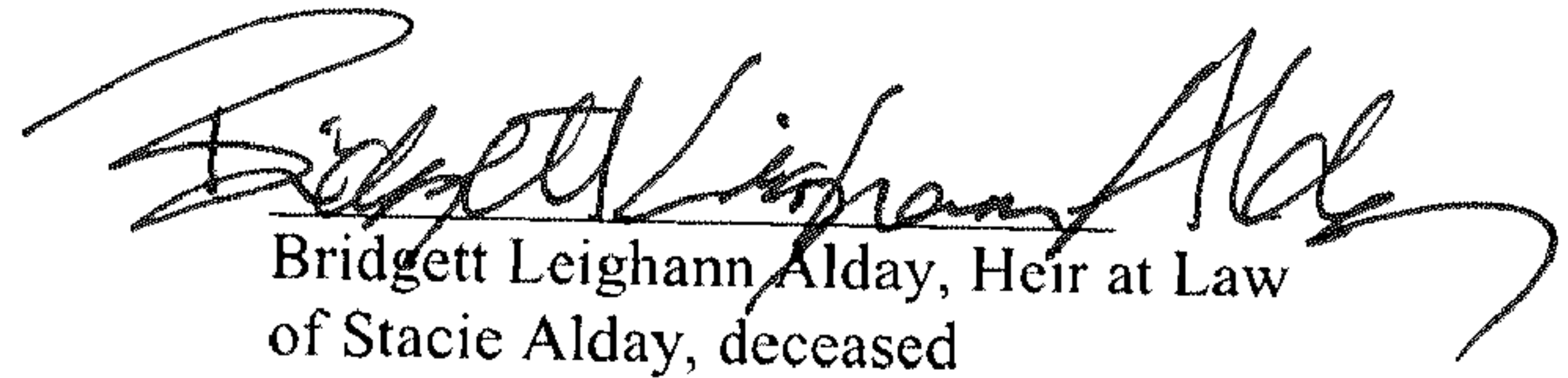
\$156,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The said Stacie Alday having died on or about the 8th day November, 2018.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Bridgett Leighann Alday, Heir at Law of Stacie Alday, deceased and Casey Lowell Alday, Heir at Law of Stacie Alday, deceased have hereunto set their signature(s) and seal(s) on December 20, 2019.


Bridgett Leighann Alday, Heir at Law
of Stacie Alday, deceased

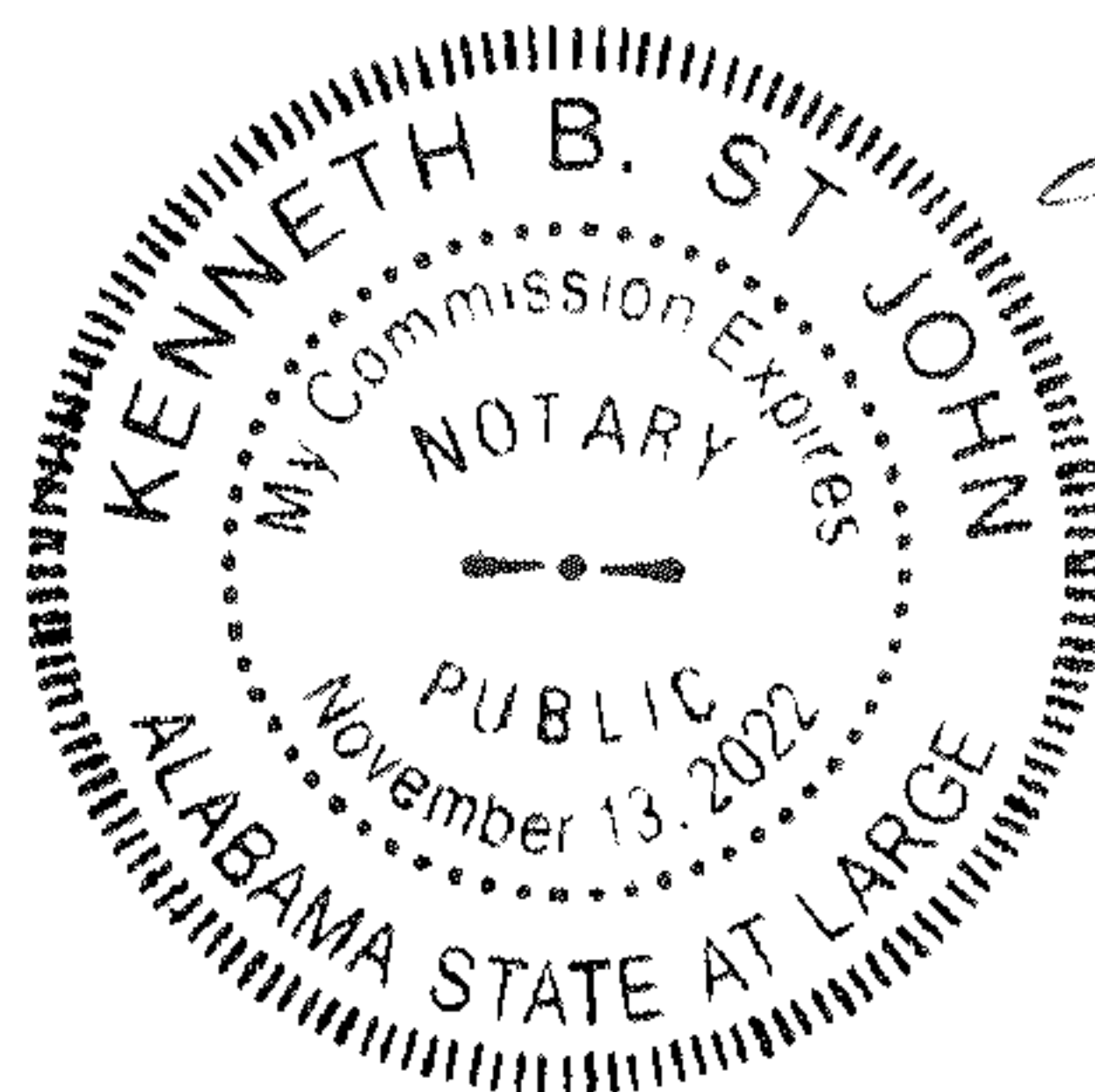

Casey Lowell Alday, Heir at Law of
Stacie Alday, deceased

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bridgett Leighann Alday, an unmarried woman, Heir at Law of Stacie Alday, deceased and Casey Lowell Alday, an unmarried man, Heir at Law of Stacie Alday, deceased, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they in their capacity as such Heirs at Law and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2019.

(NOTARIAL SEAL)




Notary Public

Print Name: Kenneth B St John

Commission Expires: 11/13/2022

Real Estate Sales Validation Form

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

Grantor's Name	Bridgett Leighann Alday, heir at law and	Grantee's Name	Jacob Andrew Demaris and Linda Elaine Demaris
Mailing Address	Casey Lowell Alday, heir at law	Mailing Address	2305 Chandawood Drive
	1623 13th Place S		Pelham AL 35124
	Birmingham AL 35205		
Property Address	2305 Chandawood Drive	Date of Sale	12/20/2019
	Pelham AL 35124	Total Purchase Price	\$ 195,000
		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)

☐ 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 12-20-19

Print 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
 01/03/2020 11:11:15 AM
 \$67.00 CHARITY
 20200103000005250

Allen S. Bayl