

Send tax notice to:
Valencia Nelson and Jamell Nelson
133 King James Court
Alabaster, AL 35007
PEL1900662

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20200113000016560
01/13/2020 10:28:39 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Joshua Paul Sinder and Brianna Sinder, Husband and Wife**, whose mailing address is:

2012 Bluewater Dr SE, Velm, WA 98597-8980 (hereinafter referred to as "Grantors"), by **Valencia Nelson and Jamell Nelson** (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 36 according to the Survey of Spring Gate Sector 1, Phase 2, as recorded in Map Book 18, Page 148, 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.

\$157,102.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 they 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, Joshua Paul Sinder and Brianna Sinder have hereunto set their signatures and seals on January 8th, 2020.



Joshua Paul Sinder



Brianna Sinder

STATE OF WASHINGTON
COUNTY OF PIERCE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua Paul Sinder and Brianna Sinder, Husband and Wife, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of January, 2020.



Notary Public

Print Name: Ryan Byng

Commission Expires: 20361031

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	Joshua Paul Sinder and Brianna Sinder	Grantee's Name	Valencia Nelson and Jamell Nelson
Mailing Address	22112 Bluewater Dr SE Yelm WA 98597	Mailing Address	133 King James Court Alabaster AL 35007
Property Address	133 King James Court Alabaster AL 35007	Date of Sale	1/9/2020
		Total Purchase Price	\$ 160,000
		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.

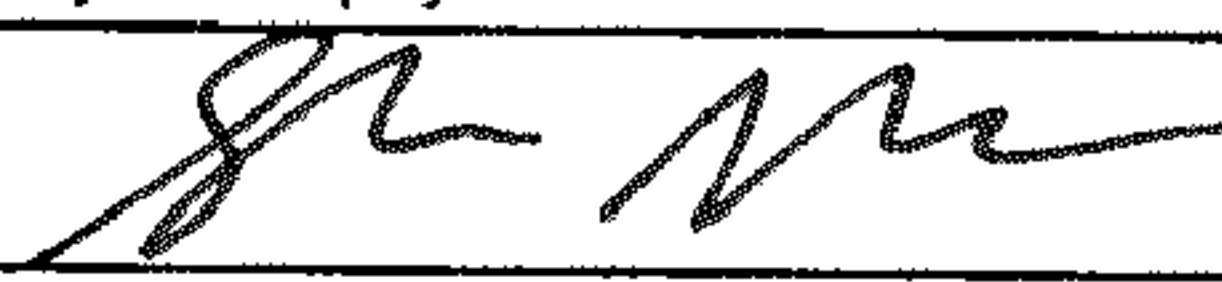
Date of Sale - the date on which interest to the property was conveyed.

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	1/10/2020	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
01/13/2020 10:28:39 AM
\$31.00 CHERRY
20200113000016560

Allen S. Bayl