This instrument prepared by: Michael Galloway 300 Office Park Drive, Suite 310 Birmingham, AL 35223 SEND TAX NOTICE TO: Ernie Stump and Imogene Stump 1012 Norman Way Birmingham, AL 35242

	WARRANTY DEED	20200211000057100
		02/11/2020 02:01:33 PM
STATE OF ALABAMA)	DEEDS 1/3
SHELBY COUNTY	j	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars (\$234,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Alfred M. Wahnish and Julie Wahnish, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ernie Stump and Imogene Stump (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 95, according to the map and survey of Dunnavant Square, as recorded in Map Book 39, Page 119, A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$223,155.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: TS-2000013

20200211000057100 02/11/2020 02:01:33 PM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28 day of January, 20 20.

Altred M. Wahnish

Julie Wahnish

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred M. Wahnish and Julie Wahnish whose names 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 on this 28 day

Notary Public

My commission expires:

COURTNEY SNOW CARTER

My Commission Expires

January 9, 2022

Lay of January, 2020.

FILE NO.: TS-2000013

20200211000057100 02/11/2020 02:01:33 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Ernie Stump and Imogene Stump Alfred M. Wahnish and Julie Grantee's Name Grantor's Name Wahnish 1012 Norman Way Mailing Address Mailing Address 1012 Norman Way Birmingham, AL 35242 Birmingham, AL 35242 Date of Sale February 10, 2020 Property Address 1012 Norman Way Birmingham, AL 35242 \$234,900.00 Total Purchase Price 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) Appraisal Bill of Sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Other:

Instructions

Grantor's name and mailing address - Alfred M. Wahnish and Julie Wahnish, 1012 Norman Way, Birmingham, AL 35242.

Grantee's name and mailing address - Ernie Stump and Imogene Stump, 1012 Norman Way, Birmingham, AL 35242.

Property address - 1012 Norman Way, Birmingham, AL 35242

Date of Sale - February 10, 2020.

Sales Contract

X Closing Statement

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama</u> 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: February 10, 2020

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2020 02:01:33 PM

\$40.00 CHERRY 20200211000057100

alling 5. Buyl

Validation Form