

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

20200324000116820
03/24/2020 03:28:14 PM
DEEDS 1/2

Send Tax Notice To:
Amy E. Carter
Joshua B. Templeton
817 Huntington Trace
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred and Thirty Nine Thousand and Nine Hundred
00/100 Dollars (\$ 239,900 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the
receipt whereof is hereby acknowledged, I/we,

Madison Kamman Girona fka Madison Lee Kamman and Tyler David Girona, wife and husband

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Joshua B. Templeton and Amy E. Carter

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 50, ACCORDING TO THE SURVEY OF POLO CROSSINGS, SECTOR III, AS RECORDED IN MAP BOOK 47, PAGE
24A AND 24B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 242,323 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEE, his, her, or their heirs and assigns, that 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
and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their
heirs and assigns forever, against the lawful claims of all persons.

22 day of Aug, 2019. IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the

Madison Kamman Girona (Seal)
Madison Kamman Girona fka Madison Lee Kamman

Tyler David Girona (Seal)
Tyler David Girona

STATE OF Alabama ;
COUNTY OF Talladega ;

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Madison Kamman Girona fka
Madison Lee Kamman and Tyler David Girona, whose name(s) is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of Aug, 2019.



Christy McDonald
Notary Public -
My Commission Expires: April 10, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Lexicon Relocation, LLC d/b/a Sterling Grantee's Name Joshua B. Templeton and Amy E. Carter
Lexicon, LLC

Mailing Address 815 South Main Street
Jacksonville, Florida 32207
Property Address 817 Huntington Trace
Chelsea, Alabama 35043

Mailing Address 817 Huntington Trace
Chelsea, Alabama 35043
Date of Sale 03/16/2020

Total Purchase Price \$239,900.00
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
___X___ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 3-16-2020

Print Joshua B. Templeton

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2020 03:28:14 PM
\$26.00 CHERRY
20200324000116820

Allen S. Bayl