

20200408000137200
04/08/2020 10:16:57 AM
DEEDS 1/3

**This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080**

Send tax notice to:
Richard Egan Ray & Amy S. Ray
2579 Judy Circle
Pelham, AL 35124

ALABAMA GENERAL WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND 00/100** Dollars (\$330,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Susan Tafolla and Santa A. Tafolla, Wife and Husband**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Richard Egan Ray and Amy S. Ray** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$247,875.00.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Susan Tafolla and Santa A. Tafolla are the surviving Grantees in that certain deed recorded in Instrument No. 20080304000086850, in the Probate Office of Shelby County, Alabama; the other Grantee, Claire C. Goldstein, having died on or about the 25th day of April, 2018.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, we have hereunto set our hands and seals, this 26 day of March, 2020.

 (SEAL)

Susan Tafolla

 (SEAL)

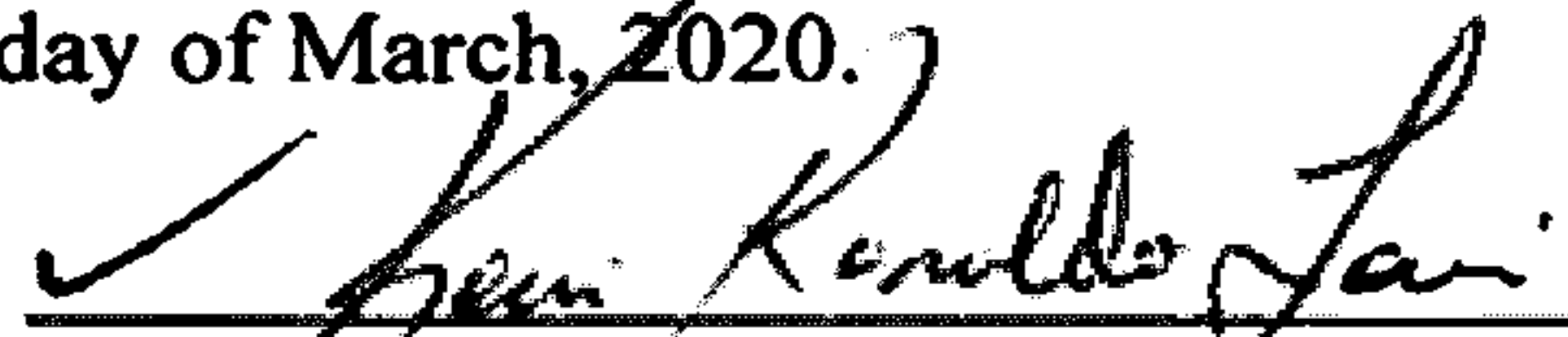
Santa A. Tafolla

GENERAL ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Bexar

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan Tafolla and Santa A. Tafolla, Wife and Husband, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 this 26 day of March, 2020.


NOTARY PUBLIC

My Commission Expires: 08-21-23



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

Grantor's Name Susan Tafolla and Santa A. Tafolla
 Mailing Address 28009 Wooded Acres
San Antonio, TX 78260
 Property Address 2579 Judy Circle
Pelham, AL 35124

Grantee's Name Richard Egan Ray and Amy S. Ray
 Mailing Address 2579 Judy Circle
Pelham, AL 35124
 Date of Sale March 30, 2020
 Total Purchase Price \$330,500.00
 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

 Appraisal
 Other:

 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 3-30-2020

Print

Catherine H. Scott

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/08/2020 10:16:57 AM
 \$111.00 MIST
 20200408000137200

Alex S. Bayl