

Send tax notice to:  
Ashley Williams and Keyon Williams  
168 Grey Oaks Ct  
Pelham, AL 35124  
PEL2000250

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 **Three Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$379,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Robert A. Cipic Jr. and Nanette L. Cipic, Husband and Wife**, whose mailing address is: **1006 Trilogy Loop, #301, Suffolk, VA 23435** (hereinafter referred to as "Grantors"), by **Ashley Williams and Keyon Williams** (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 269, according to the Survey of Grey Oaks, Sector 2, Phase 2, as recorded in Map Book 45, Page 14, 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.

**\$341,910.00 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, Robert A. Cipic Jr. and Nanette L. Cipic have hereunto set their signatures and seals on June 19, 2020.



Robert A. Cipic Jr.



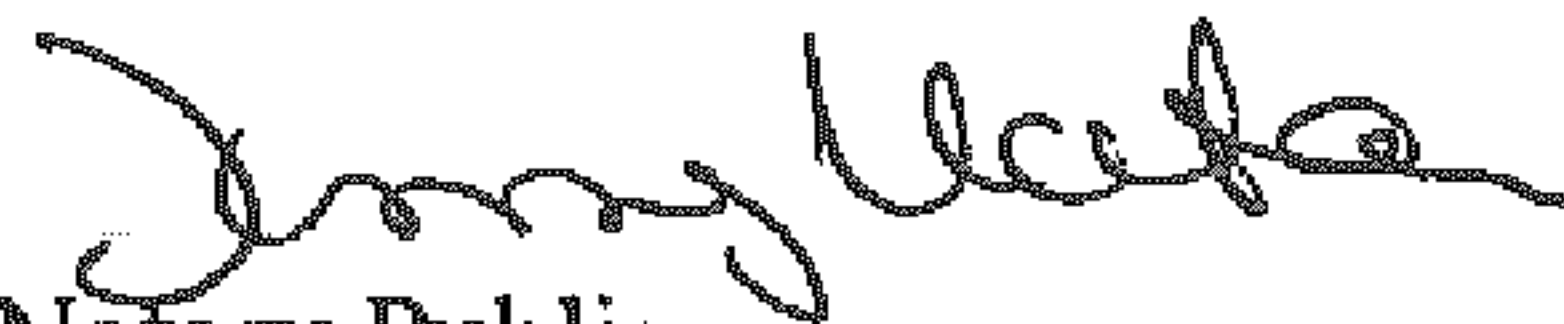
Nanette L. Cipic

STATE OF Virginia

COUNTY OF Suffolk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Cipic Jr. and Nanette L. Cipic, 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.

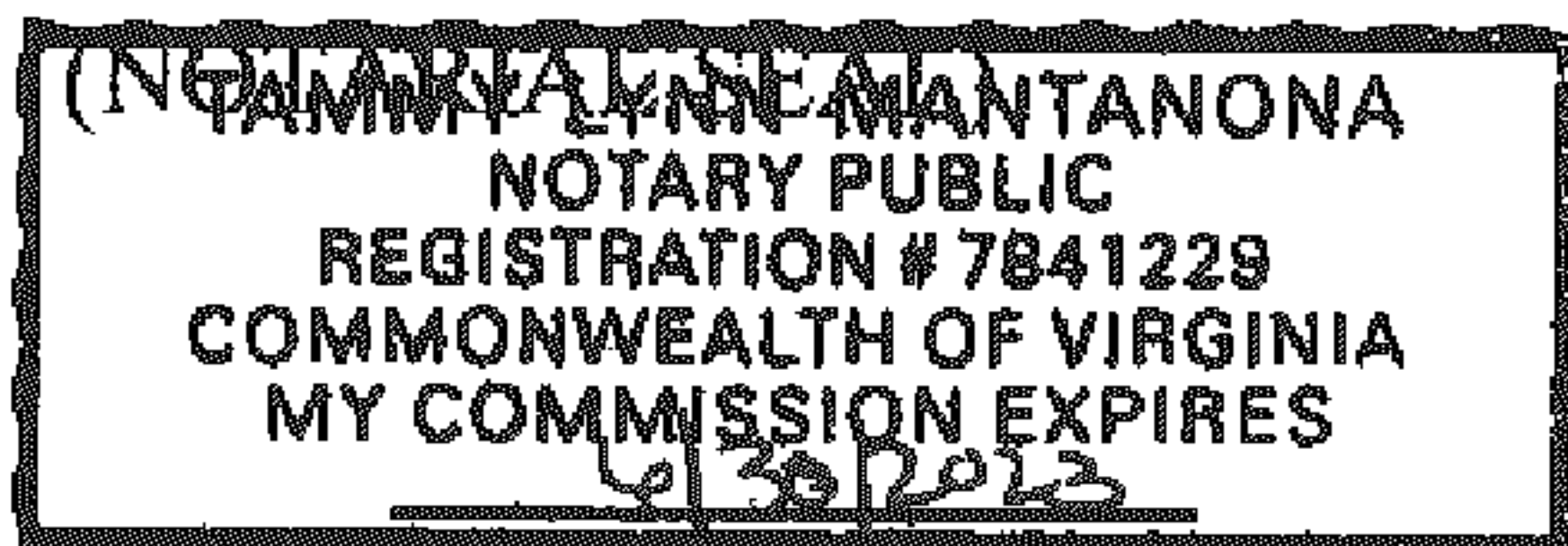
Given under my hand and official seal this the 19 day of June, 2020.



Notary Public

Print Name: Tammy Lynn Mantanona

Commission Expires: 6/30/2023



## Real Estate Sales Validation Form

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

Grantor's Name Robert A. Cipdc Jr. and Nanette L. Cipdc  
 Mailing Address 1006 Trilogy Loop #301 Suffolk VA 23436

Grantee's Name Ashley Williams and Keyon Williams

Mailing Address 168 Grey Oaks Court  
 Pelham AL 35124

Property Address 168 Grey Oaks Court  
 Pelham AL 35124

Date of Sale 6/26/2020

Total Purchase Price \$ 379,000

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

☐ Appraisal

☐ Sales Contract

☐ 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 6-29-2020

Print Skyler Murphy

Unattested

Sign

(verified by)

(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  
 06/30/2020 09:36:36 AM  
 \$66.00 JESSICA  
 20200630000267860

*Allen S. Bayl*