

20201228000591810  
12/28/2020 09:23:28 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**  
Steven C. Welshans and Peggy Welshans  
153 Greenwood Circle  
Calera, AL 35040

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2000863

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason Burnett and Amanda Burnett**, a married couple, whose address is 814 Kensington Manor Drive, Calera, AL 35040 (hereinafter "Grantors", whether one or more), by **Steven C. Welshans and Peggy Welshans**, whose address is 153 Greenwood Circle, Calera, AL 35040, (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Steven C. Welshans and Peggy Welshans**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **153 Greenwood Circle, Calera, AL 35040**, to-wit:

Lot 126, according to the survey of Old Ivy Subdivision Phase 2, as recorded in Map Book 36, Page 6A and 6B, in the Probate Office 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$188,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 18th day of December, 2020.


  
Jason Burnett

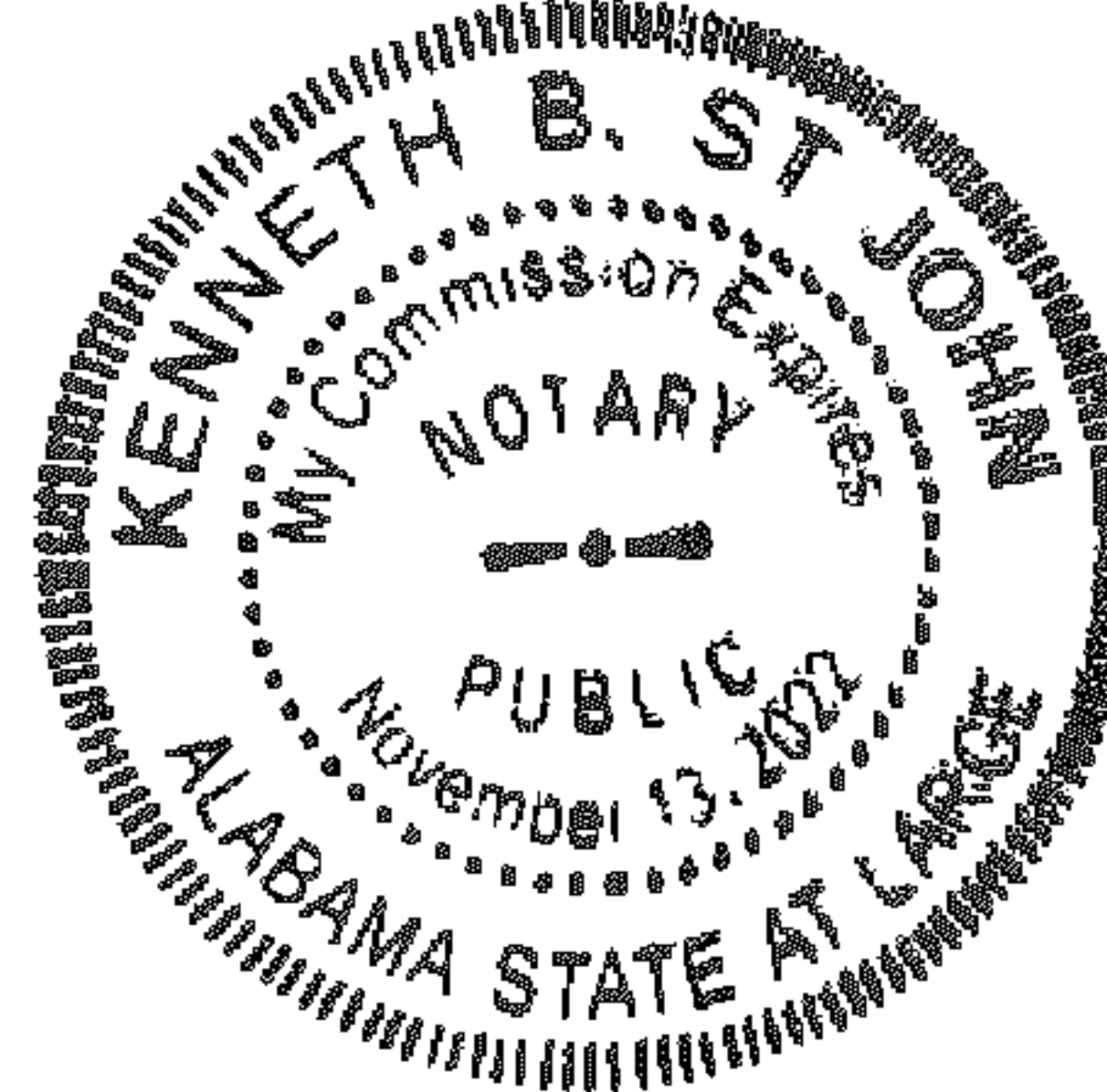
  
Amanda Burnett

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jason Burnett and Amanda Burnett, a married couple, whose name(s) 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 18th day of December, 2020.

  
Notary Public: Kenneth B. St John  
My commission expires: 11/13/2022



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

<b>Grantor's Name</b>	Jason Burnett and Amanda Burnett	<b>Grantee's Name</b>	Steven C. Welshans and Peggy Welshans
<b>Mailing Address</b>	814 Kensington Manor Drive Calera AL 35040	<b>Mailing Address</b>	153 Greenwood Circle Calera AL 35040
<b>Property Address</b>	153 Greenwood Circle Calera AL 35040	<b>Date of Sale</b>	12/18/2020
		<b>Total Purchase Price</b>	\$ 235,000
		or	
		<b>Actual Value</b>	\$
		or	
		<b>Assessor's Market Value</b>	\$

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 12-23-2020

Print Skyler Murphy

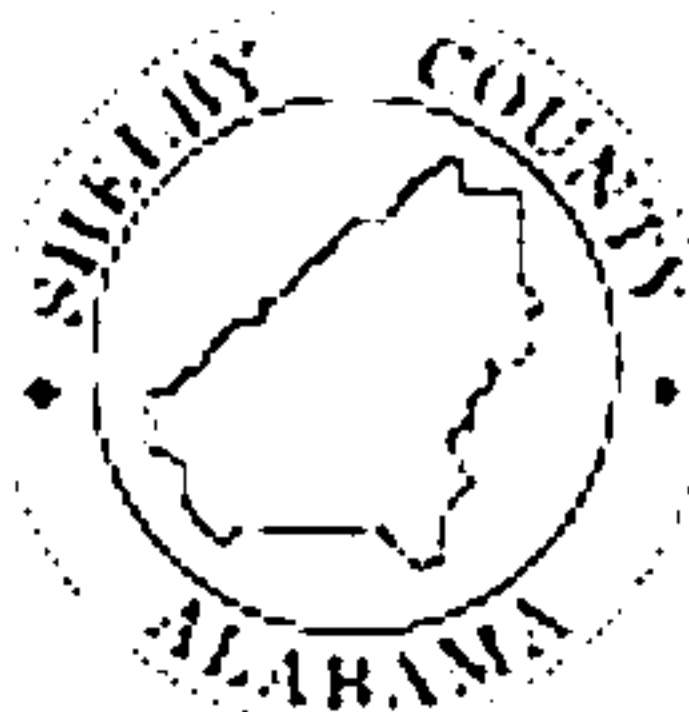
☐ Unattested

Sign [Signature]

(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  
12/28/2020 09:23:28 AM  
\$75.00 JESSICA  
20201228000591810

*Allen S. Bayl*