

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Luke & Jennifer Bohnenkamp
352 Timberview Trail
Chelsea, AL 35043

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Jeremy Wright of J Wright Building Company, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Luke Bohnenkamp and Jennifer Bohnenkamp, married husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 09-9-32-0-004-018.000

Property Address: 352 Timberview Trail, Chelsea, AL 35043

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$720,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 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 Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of J Wright Building Company, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 29th day of January, 2021.


J Wright Building Company, Inc.

By: Jeremy Wright
Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeremy Wright, who serves as the President and is acting on behalf of J Wright Building Company, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2021.




Notary Public
My Commission Expires: 4/30/2021

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 09 9 32 0 004 018.000

Land situated in the County of Shelby in the State of AL

LOT 26, ACCORDING TO THE FINAL PLAT THE HIGHLANDS OF CHELSEA, PHASE 1, SECTOR 1, A RESIDENTIAL SUBDIVISION AS RECORDED IN MAP BOOK 49, PAGE 52A & 52B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH A 60' EASEMENT FOR INGRESS/EGRESS AND UTILITIES AS SHOWN ON MAP BOOK 49, PAGE 52A & 52B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 352 Timberview Trl, Chelsea, AL 35043-9417

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

Real Estate Sales Validation Form

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

Grantor's Name J Wright Building
 Mailing Address Jeremy Wright

Grantee's Name Luke Bohnenkamp
 Mailing Address 352 Timberview Trail
Chelsea AL 35043

Property Address 352 Timberview Trail
Chelsea AL 35043

Date of Sale 1-29-21
 Total Purchase Price \$ 1,024,257.07

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
☒ 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 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 1-29-21

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 02/02/2021 08:47:26 AM
 \$335.50 MIST
 20210202000053390

Allen S. Bayl