

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-21-00136-RET

Send Property Tax Notice to:
Jackson Smith-Barry, III
151 Calumet Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

**Melissa M. Wilson n/k/a Melissa Espinoza and husband, Edward Thomas Espinoza, a married couple
and Marc B. Wilson, a married man**

For and in consideration of the sum of THREE HUNDRED TEN THOUSAND DOLLARS, (\$310,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Jackson Smith-Barry, III

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 15, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Office of the Judge of Probate, Shelby County, Alabama records.

Commonly known as 151 Calumet Drive, Birmingham, AL 35242

Source of Title: Warranty Deed from David M. Curles and Toni E. Curles to Melissa M. and Marc B. Wilson, dated 12/13/2013 and recorded on 12/19/2013 in inst.#20131219000485780, in the Office of the Judge of Probate, Shelby County, Alabama Records.

The subject property is the homestead of the Melissa Espinoza and Edward Thomas Espinoza but is not the homestead of Marc B. Wilson or his spouse.

This Deed is being simultaneously recorded with a Purchase Money Mortgage with a face amount of \$294,500.00.

Melissa Espinoza is one and the same as Melissa W. Wilson who took title on Deed recorded at Instrument #20131219000485780.


TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 15th day of June, 2021.


Melissa Espinoza n/k/a Melissa M. Wilson


Marc B. Wilson


Edward Thomas Espinoza

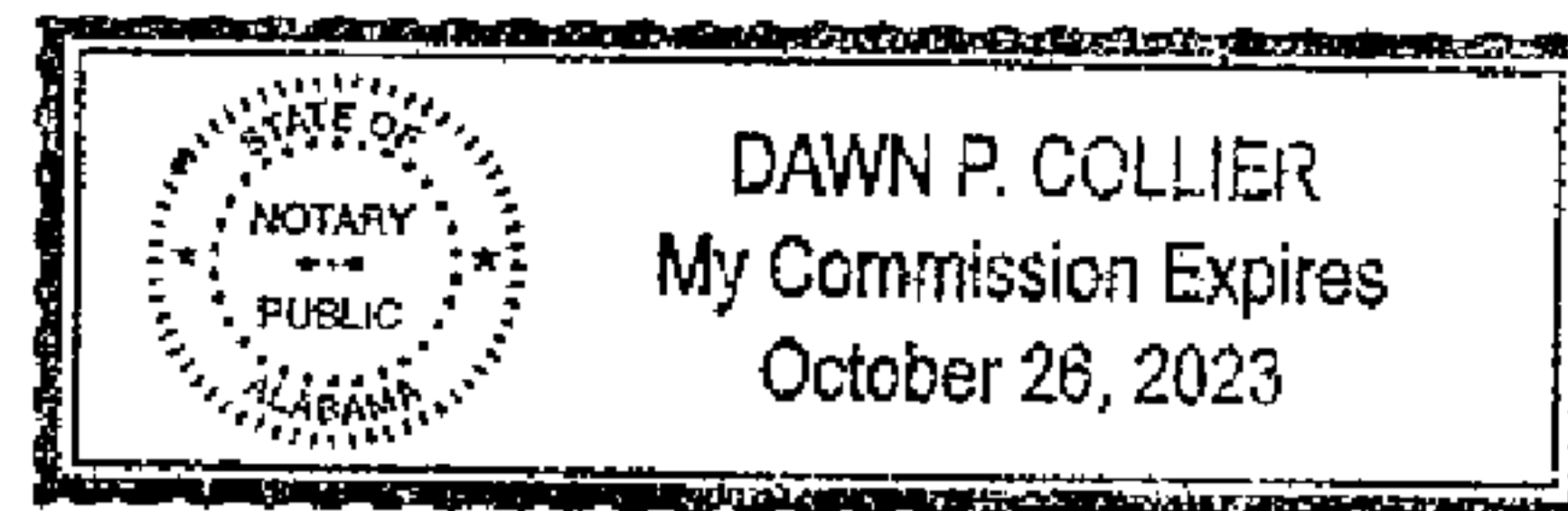
STATE OF ALCOUNTY OF Jeff

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Melissa Espinoza n/k/a Melissa M. Wilson**, 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 that bears the same date.

Given under my hand and official seal this 15 day of June, 2021.

Dawn P. Collier
 Notary Public
 My Commission Expires: _____

[Notary Seal]

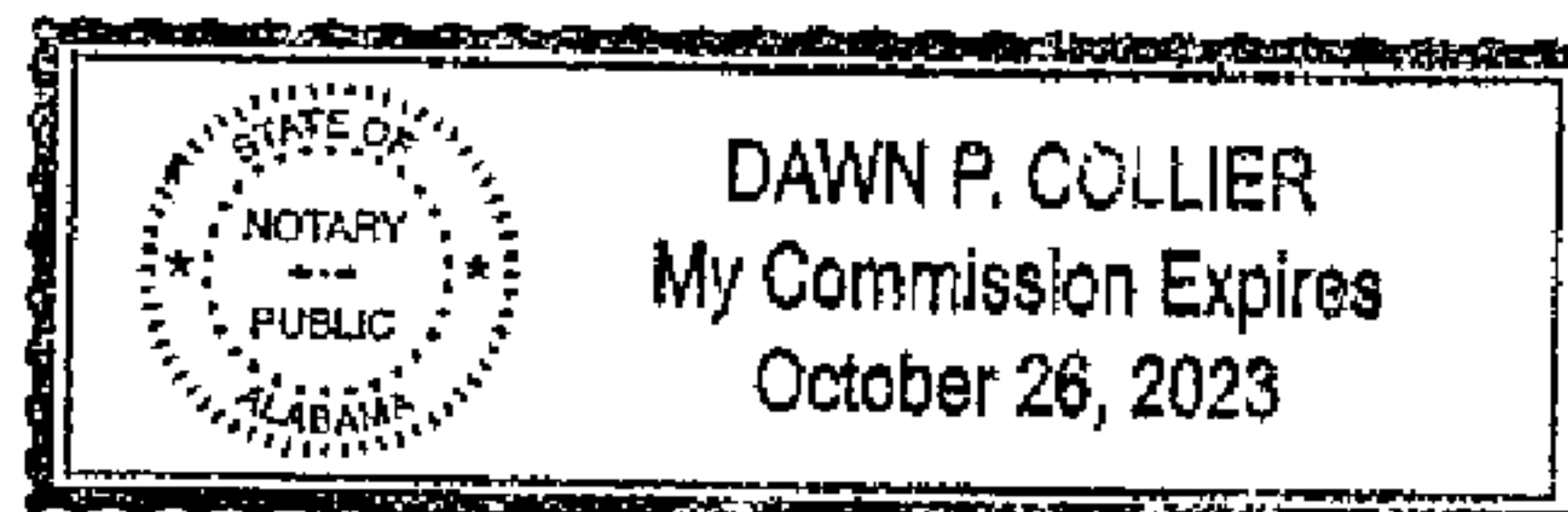
STATE OF ALCOUNTY OF Jeff

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Marc B. Wilson**, 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 that bears the same date.

Given under my hand and official seal this 15 day of June, 2021.

Dawn P. Collier
 Notary Public
 My Commission Expires: _____

[Notary Seal]

STATE OF AL

COUNTY OF

Jeff

I, Dawn P Collier the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Edward Thomas Espinoza**, 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 that bears the same date.

Given under my hand and official seal this

15

day of

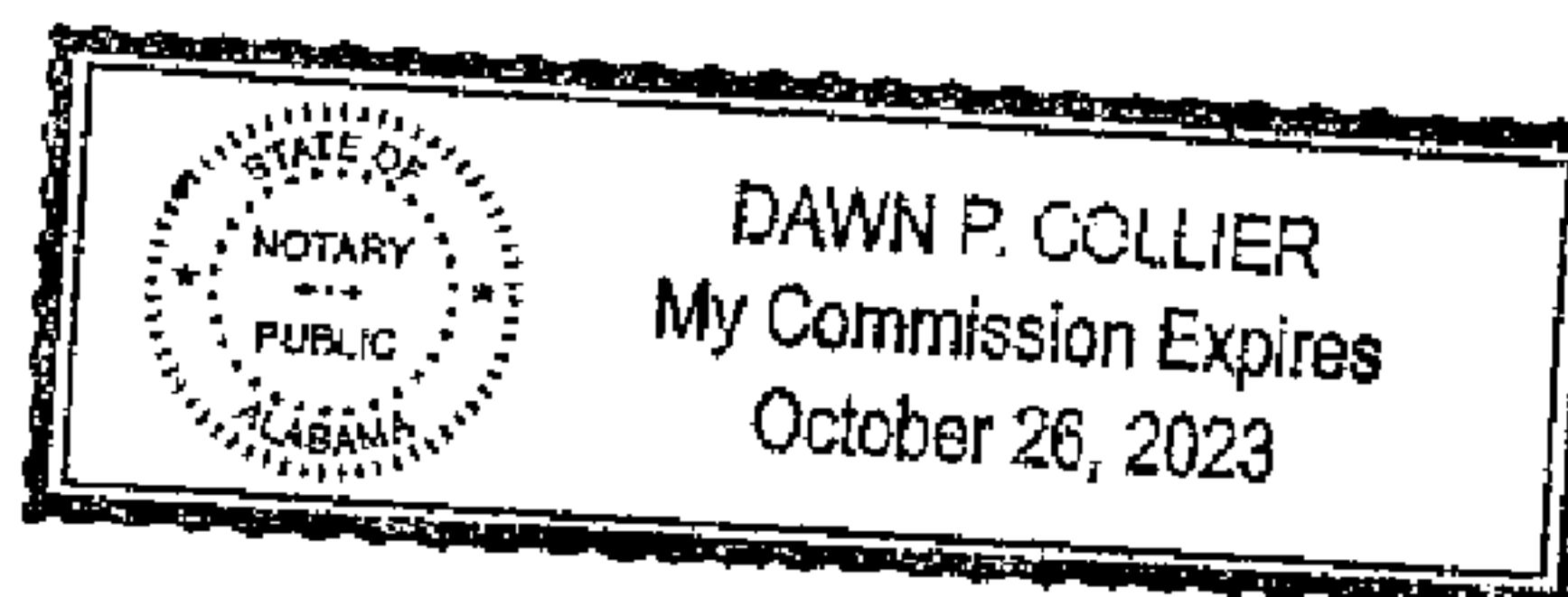
June

2021

Dawn P Collier
Notary Public

My Commission Expires: _____

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Melissa M. Espinoza et al

Mailing Address: 151 Calumet Dr
Birmingham AL
35214Property Address:
151 Calumet Drive
Birmingham, AL 35242

Grantee's Name: Jackson Smith-Barry, III

Mailing Address: 151 Calumet Drive
Birmingham, AL 35242Date of Sale: 6-15-21Total Purchase Price: \$310,000.00

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
☐ 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 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 is 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: 6-15-21☐ Unattested

Verified by:

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(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
07/06/2021 03:31:48 PM
\$51.50 CHERRY
20210706000326860

Allie S. Bayl