

This instrument prepared by:
Edward Reisinger
Kudulis, Reisinger and Price
PO Box 601
Birmingham, Alabama 35201

20210801000370420
08/01/2021 10:01:50 AM
DEEDS 1/3

Send Tax Notice To:
Chad Wilbanks
1247 Charleston Drive
Prattville, AL 36066

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two hundred sixty-three Thousand and
00/100 Dollars (\$263,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the
receipt whereof is hereby acknowledged, I/we,

Chad A. Wilbanks and Jessica Wilbanks, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Natalie Joiner

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 54, ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE, PHASE IV, AS RECORDED IN MAP
BOOK 14, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

Subject to: All Easements, Restrictions and Rights of Way of record.

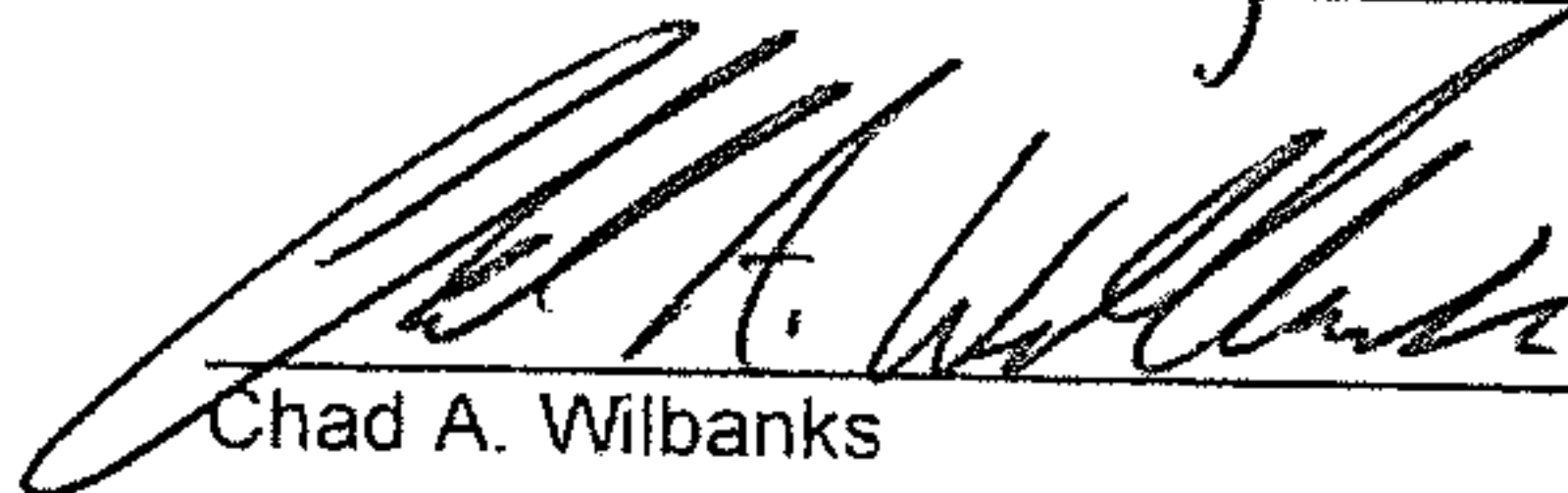
\$ 247,000 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they
are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same
as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said
and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or
their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this
the 2nd day of July, 2021.

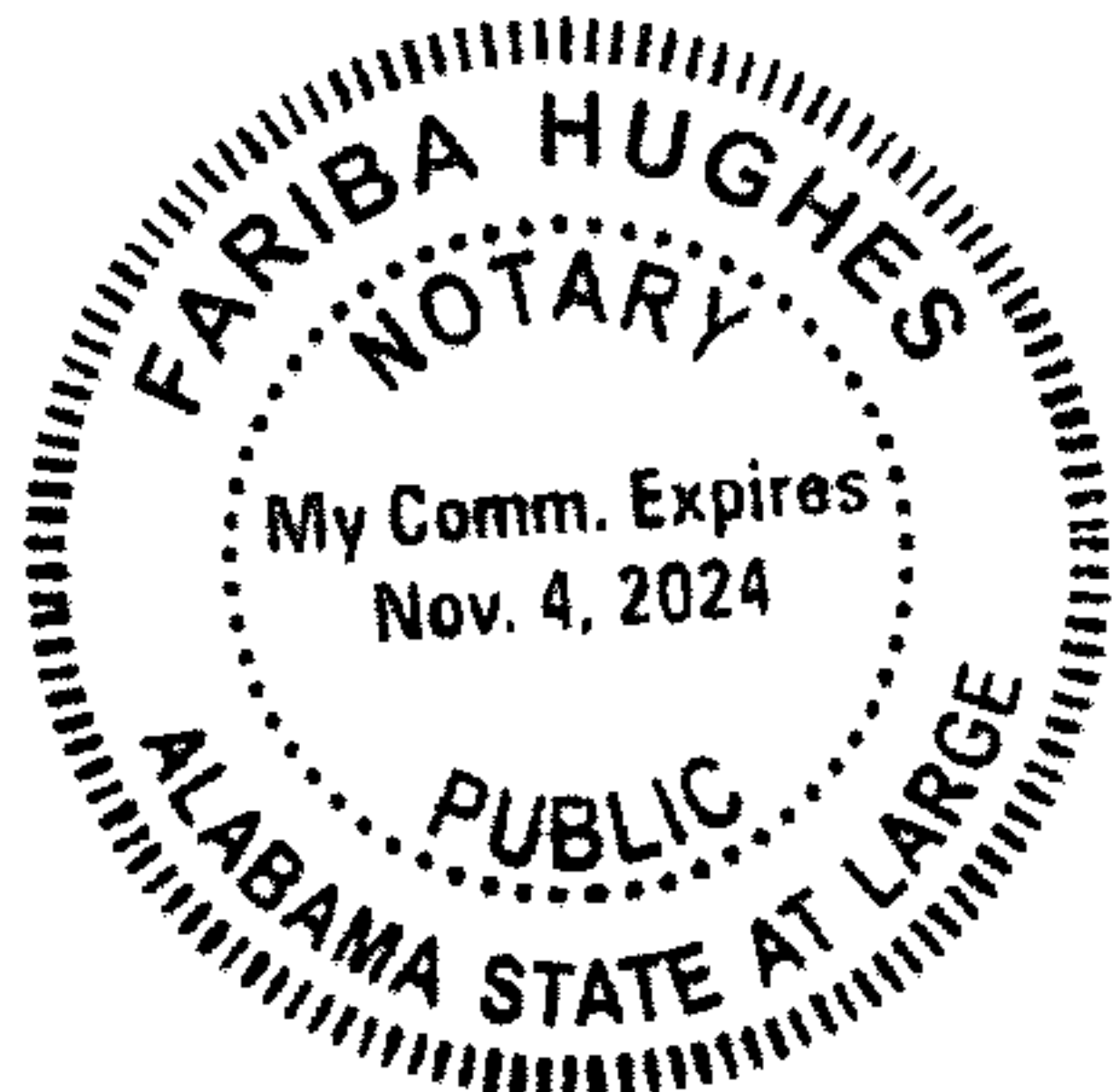
 (Seal)
Chad A. Wilbanks

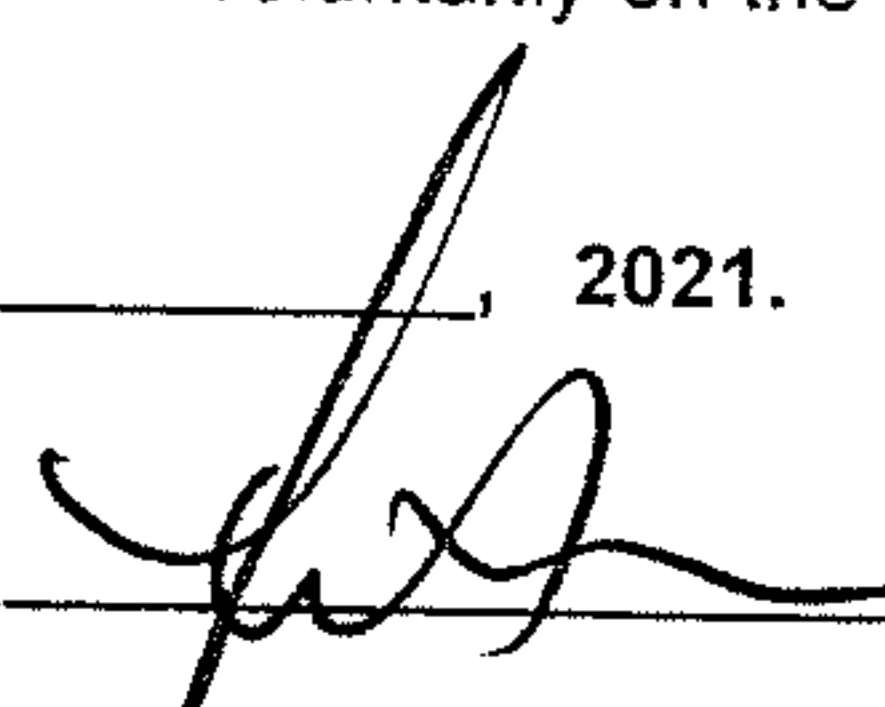
STATE OF Alabama }

COUNTY OF Autauga }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad A. Wilbanks, whose
name(s) 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 the same
bears date.

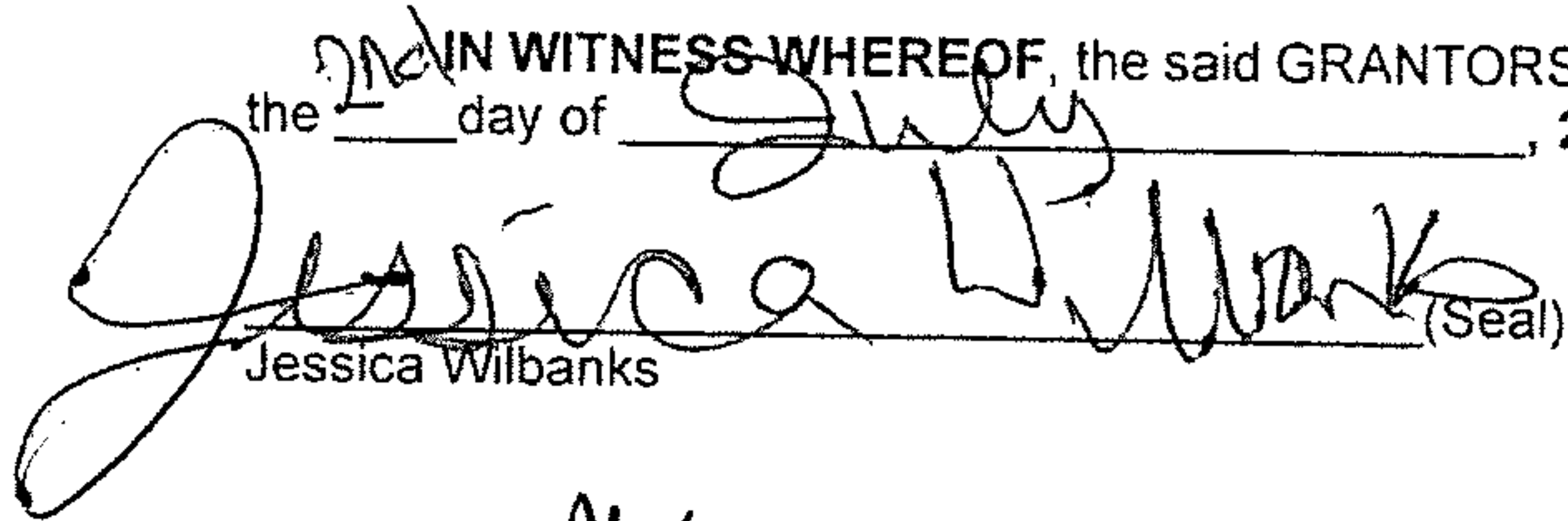
Given under my hand and official seal this 2nd day of July, 2021.



Notary Public - 

My Commission Expires:

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this
the 2nd day of July, 2021.

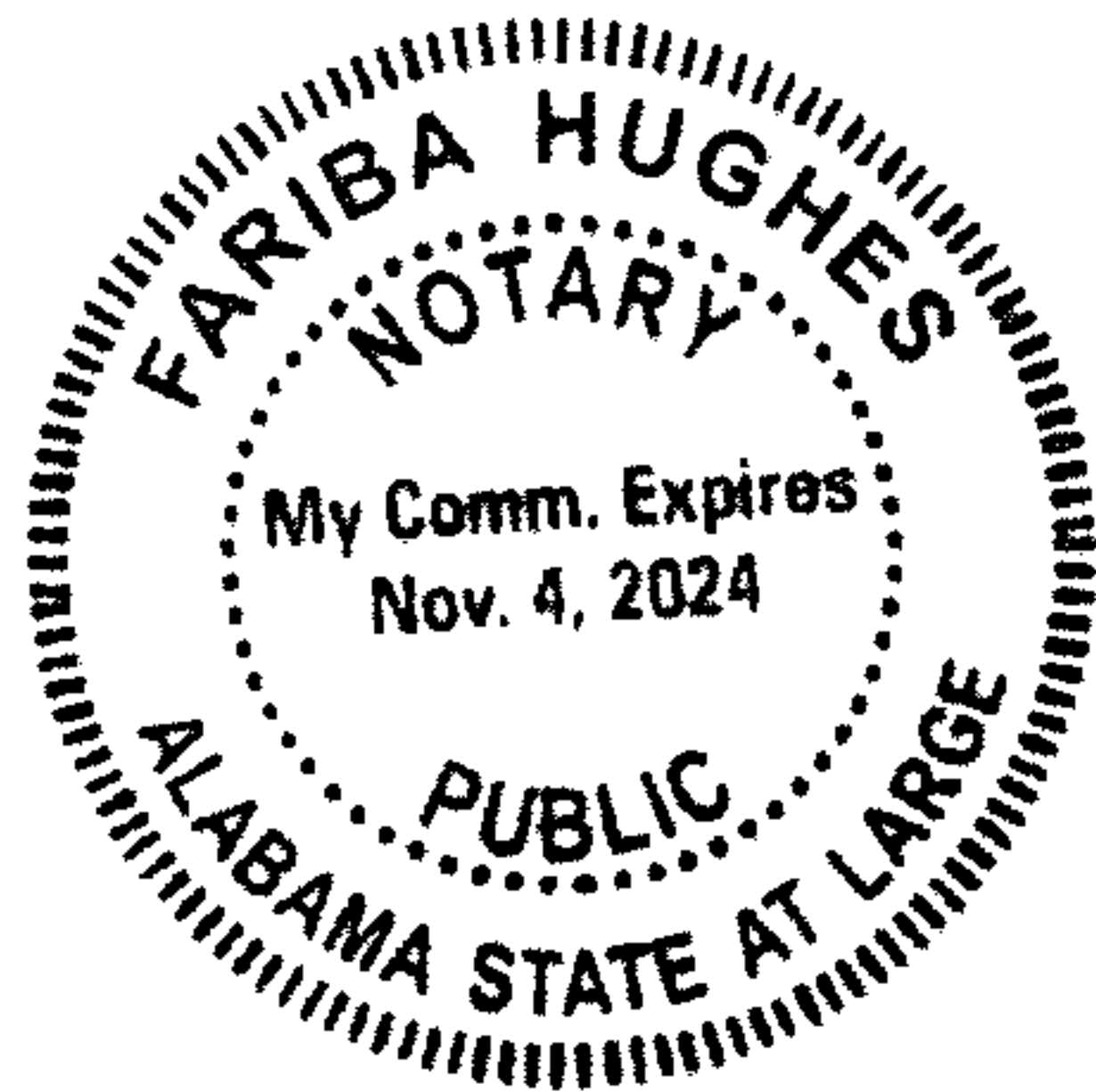

Jessica Wilbanks (Seal)

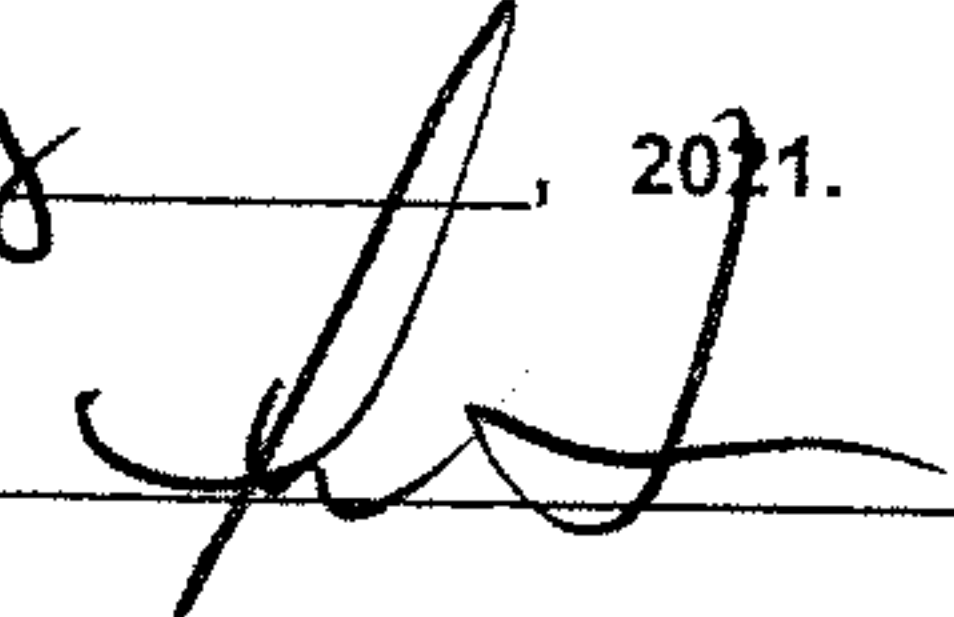
STATE OF Alabama }

COUNTY OF Autauga }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Wilbanks, whose name(s) 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 the same bears date.

Given under my hand and official seal this 2nd day of July, 2021.



Notary Public - 

My Commission Expires:

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

Grantor's Name Chad A. Wilbanks
 Mailing Address 1247 Charleston Drive
 Prattville, AL 36066
 Property Address 103 Stratford Circle
 Pelham, Alabama 35124

Grantee's Name Natalie Joiner
 Mailing Address 103 Stratford Circle
 Pelham, Alabama 35124
 Date of Sale 07/30/2021

Total Purchase Price \$263,000.00

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 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 of 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 7/30/21Print Natalie Joiner

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2021 10:01:50 AM
 \$44.00 CHERRY
 20210801000370420

Alicia S. Boyd