


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209


20131209000475330 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
12/09/2013 03:56:24 PM FILED/CERT

Send Tax Notice To:
Lina Beth & Frank Catalano
6631 SW 93rd Ct
Ocala, FL 34481

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-Nine Thousand and NO/100 Dollars (\$89,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Paul Housel and Patricia Cox Housel, husband and wife

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

Lina Beth Catalano and Frank Catalano

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

See Attached Exhibit A

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

\$60,000.00 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

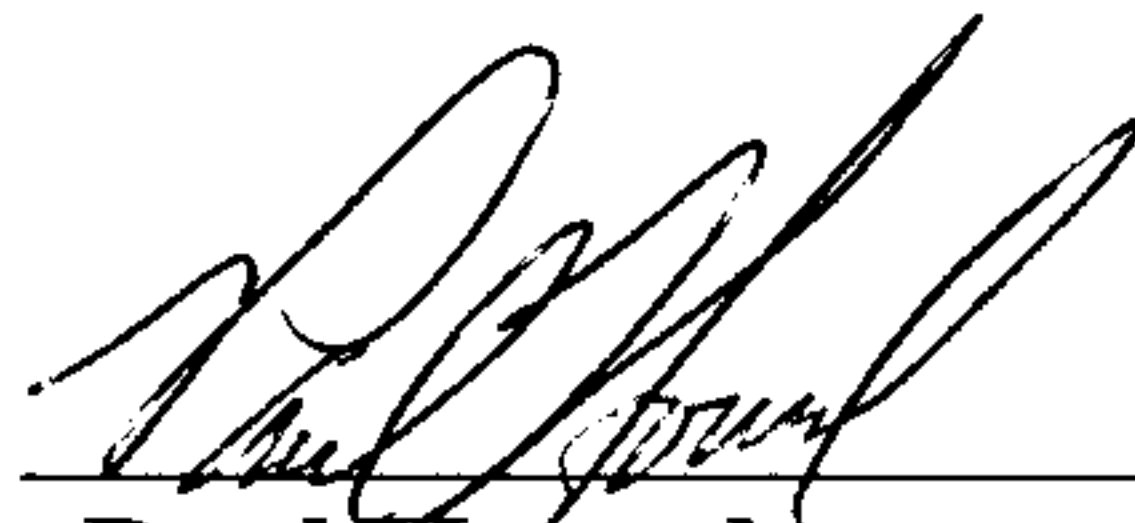
Patricia Cox Housel is formerly known as Patricia D. Cox; they are one and the same person.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$29.00

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand and seals on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 27th day of November, 2013.



Paul Housel (SEAL)



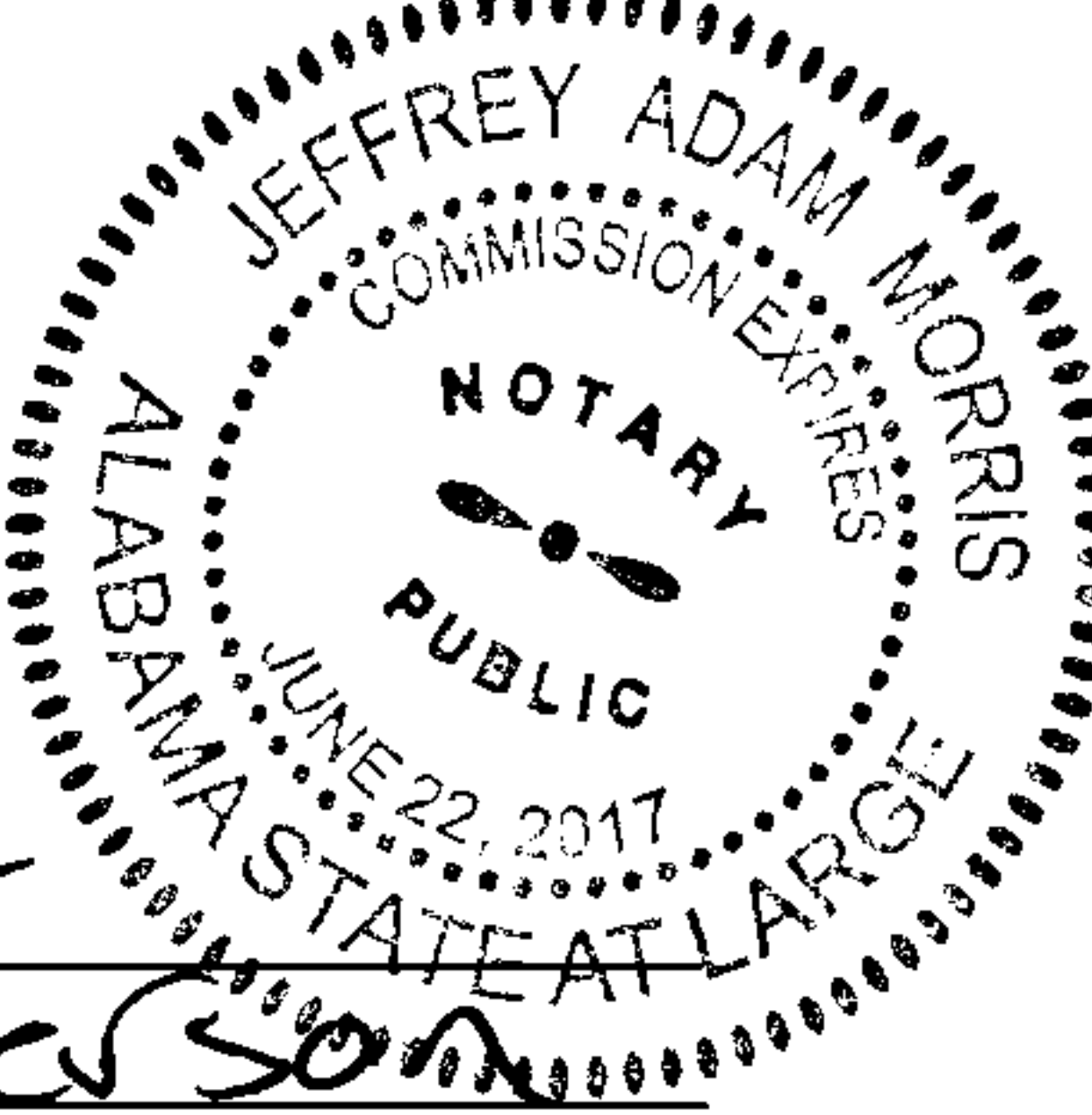
Patricia Cox Housel (SEAL)

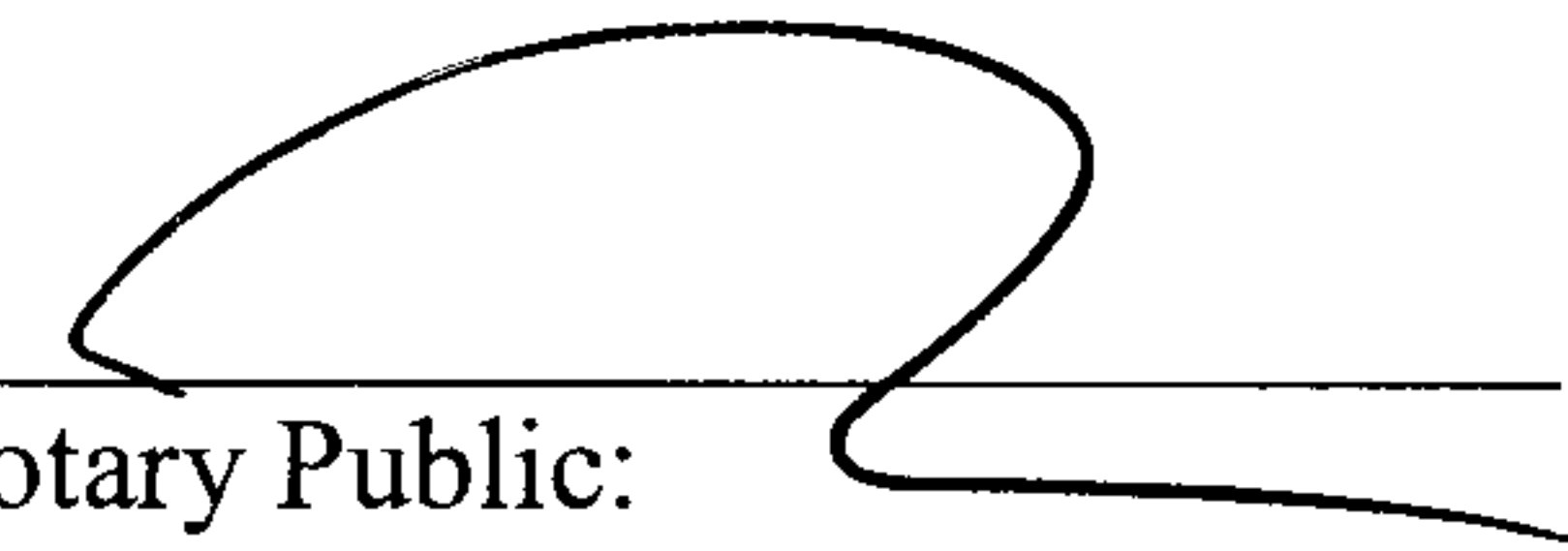
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paul Housel**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2013.

Notary Seal





Notary Public:
My commission expires:

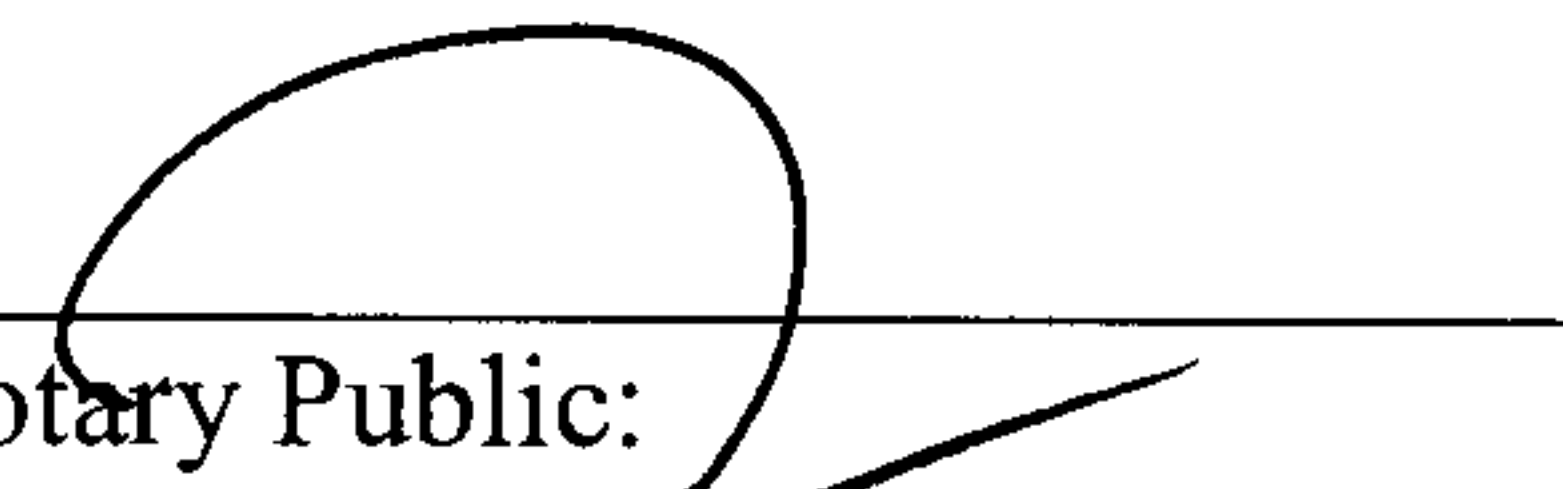
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia Cox Housel**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2013.

Notary Seal





Notary Public:
My commission expires:


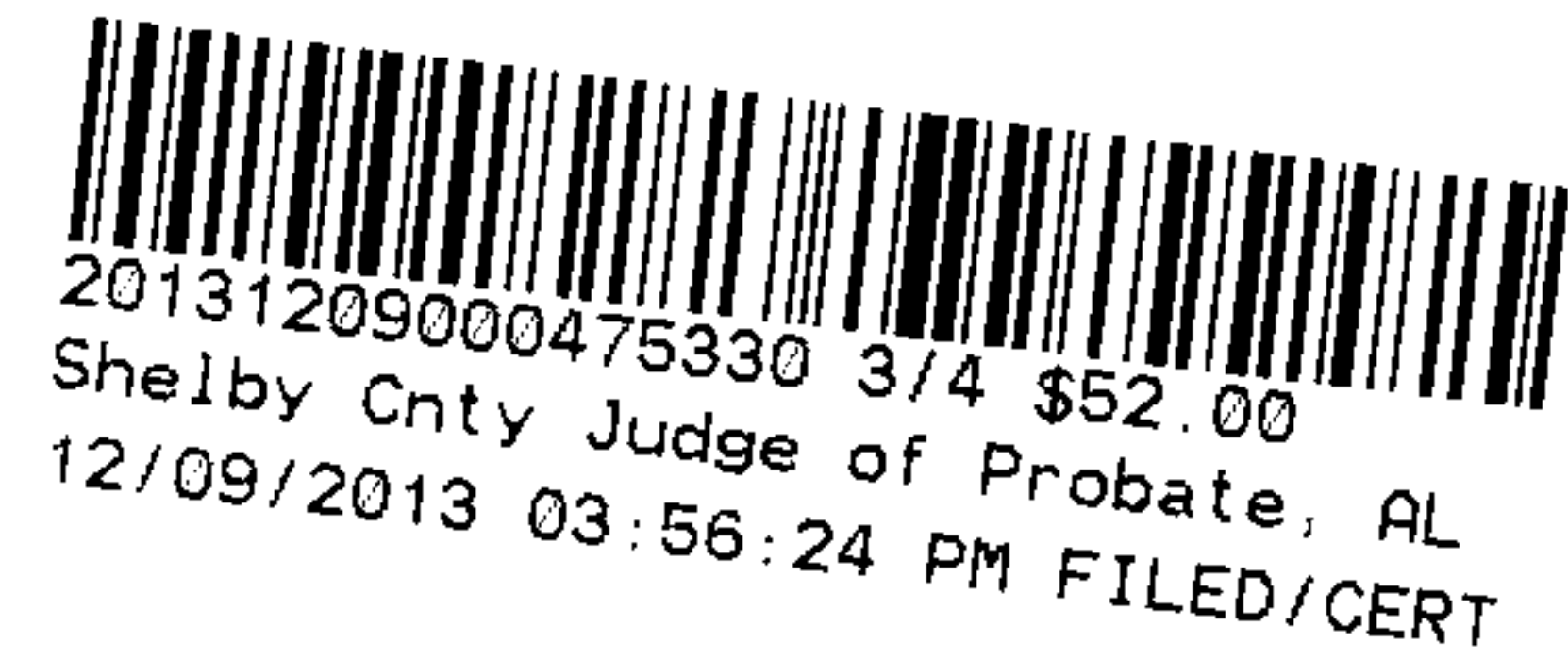

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Exhibit A

Unit 1405, Building 14, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733; Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real 50, Page 942; Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691; Real 238, Page 241; Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135; Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20050527000258120



ALTA Commitment

Stewart Title Guaranty Company

TS-1302502

Real Estate Sales Validation Form

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

Grantor's Name Paul & Tricia House
Mailing Address 5025 English Turn
Birmingham, AL 35242

Grantee's Name Frank Catalano
Mailing Address 6631 SW 93rd Ct.
Ocala, FL 34481

Property Address 1405 Gable Drive
Birmingham, AL 35244

Date of Sale 11/27/13
Total Purchase Price \$ 89,000



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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 11/27/13

Print Lina Beth Catalano / FRANK CATALANO

Unattested

(verified by)

Sign Lina Beth Catalano / Frank Catalano
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1