THE STANSON ST

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Sheryl R. North 215 Stonehaven Trace Pelham, AL 35124

STATE OF ALABAMA)	
	•	GENERAL WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Six Thousand and 00/100 (\$156,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Dianna Carter Rizzo and husband, Joshua David Rizzo, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Sheryl R. North, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 231, according to the Record Plat for The Glen at Stonehaven, as recorded in Map Book 26, Page 91, in the Probate Office of Shelby County, Alabama.

Subject To:

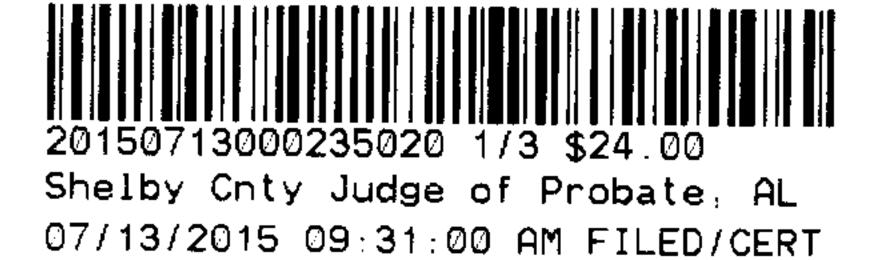
Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

\$153,174.000 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Dianna Carter is one and the same person as Dianna Carter Rizzo.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the $\underline{\underline{I}}$ day of July, 2015.

Dianna Carter Rizzo

Dianna Carter Rizzo

Joshua David Rizzo

20150713000235020 2/3 \$24.00 Shelby Cnty Judge of Probate, AL 07/13/2015 09:31:00 AM FILED/CERT

STATE OF GEORGIA

COUNTY OF Fulton

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dianna Carter Rizzo and husband, Joshua David Rizzo, whose names 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the $\frac{\mathcal{O}_{1}}{2}$ day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 09-23-17

(MUST AFFIX SEAL)



Real Estate Sales Validation Form

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

Mailing Address Property Address The purchase price or a (check one) (Recordate □ Bill of Sale □ Sales Contract □ Closing Statement If the conveyance docur	Dianna Carter Rizzo 3902 Tree Comers Parkway Norcross, GA 30092 215 Stonehaven Trace Pelham, AL 35124 actual value claimed on this form can ion of documentary evidence is not respectively.	or Actual Value or Assessor's Market Value be verified in the following documen				
Property Address The purchase price or a (check one) (Recordate Bill of Sale Sales Contract Closing Statement of the conveyance docure).	215 Stonehaven Trace Pelham, AL 35124 actual value claimed on this form can	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value be verified in the following document	July 10, 2015 \$156,000.00 \$ stary evidence:			
The purchase price or a (check one) (Recordate Bill of Sale Sales Contract Closing Statement If the conveyance docur	Pelham, AL 35124	Total Purchase Price or Actual Value or Assessor's Market Value be verified in the following document	\$156,000.00 \$ \$ stary evidence:			
The purchase price or a (check one) (Recordate Bill of Sale Sales Contract Closing Statement If the conveyance docur	ictual value claimed on this form can	Total Purchase Price or Actual Value or Assessor's Market Value be verified in the following document	\$156,000.00 \$ \$ stary evidence:			
The purchase price or a (check one) (Recordate Bill of Sale Sales Contract Closing Statement If the conveyance docur	ictual value claimed on this form can	or Actual Value or Assessor's Market Value be verified in the following documen	\$ stary evidence:			
(check one) (Recordation of Sale ☐ Bill of Sale ☐ Sales Contract ☑ Closing Statement If the conveyance docur		or Actual Value or Assessor's Market Value be verified in the following documen	\$ stary evidence:			
(check one) (Recordation of Sale Bill of Sale Sales Contract Sales Contract Closing Statement If the conveyance docur		Actual Value or Assessor's Market Value be verified in the following documen equired)				
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(check one) (Recordation of Sale Bill of Sale Sales Contract Sales Contract Closing Statement If the conveyance docur		be verified in the following document equired)				
(check one) (Recordation of Sale ☐ Bill of Sale ☐ Sales Contract ☑ Closing Statement If the conveyance docur		equired)				
☐ Sales Contract☑ Closing StatementIf the conveyance docur		Appraisal/ Assessor's Appraise	ed Value			
•		Sales Contract				
is not required.	ment presented for recordation conta	ins all of the required information ref	ferenced above, the filing of this form			
Grantor's name and mailing address.	ailing address - provide the name o	Instructions of the person or persons conveying	interest to property and their current			
Grantee's name and ma	ailing address - provide the name of t	he person or persons to whom intere	est to property is being conveyed.			
Property address - the property was conveyed.	• • • • • • • • • • • • • • • • • • • •	ng conveyed, if available. Date of S	Sale - the date on which interest to the			
Total purchase price - the offered for record.	ne total amount paid for the purchase	e of the property, both real and person	onal, being conveyed by the instrument			
,	perty is not being sold, the true value may be evidenced by an appraisal co		onal, being conveyed by the instrument the assessor's current market value.			
the property as determin		the responsibility of valuing property	lue, excluding current use valuation, of y for property tax purposes will be used			
•	•		true and accurate. I further understand ed in Code of Alabama 1975 § 40-22-1			
Date 1915		Print <u>Dianna Carter Rizzo</u>				
Unattested		sign Dlama Car	ter Rizzo			



20150713000235020 3/3 \$24.00 Shelby Cnty Judge of Probate, AL 07/13/2015 09:31:00 AM FILED/CERT