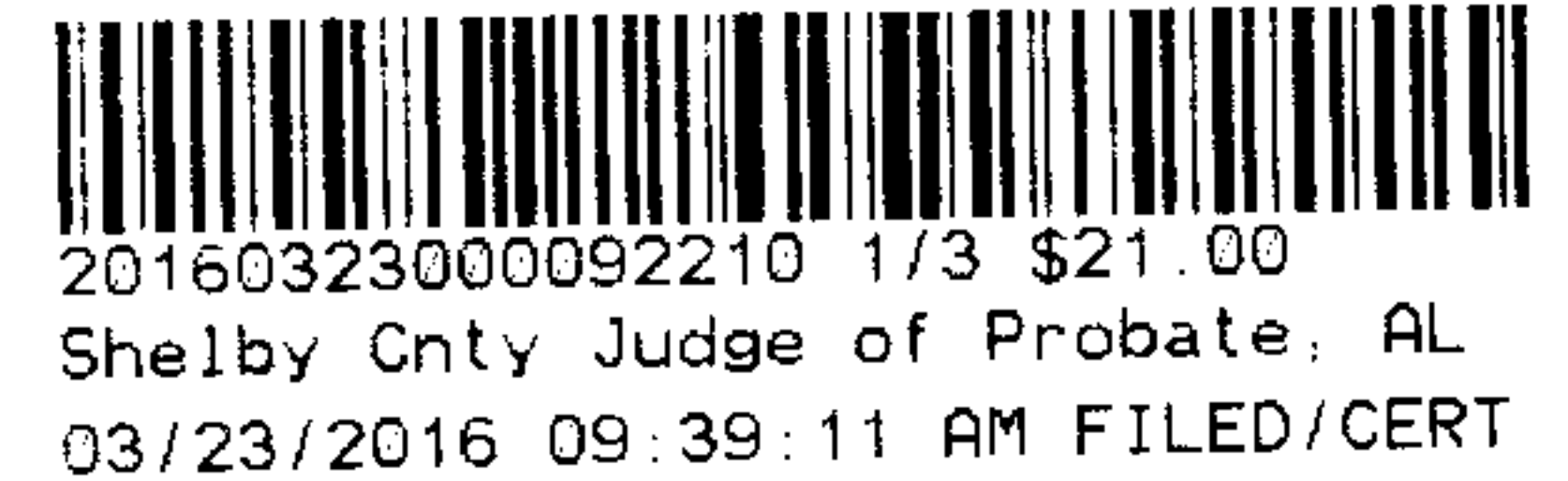


THIS INSTRUMENT PREPARED BY:
Jim Pino, Attorney at Law
JIM PINO & ASSOCIATES, P.C.
363 Canyon Park Drive, Pelham, AL 35124

Telephone: 205/663-1581

SEND TAX NOTICE TO:
James C. Pino
363 Canyon Park Drive
Pelham, AL 35124

TAX VALUE: \$160,000.00



THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE WORK OF THE SURVEYOR FROM WHICH THIS LEGAL DESCRIPTION IS TAKEN. NO REPRESENTATIONS WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

PERSONAL REPRESENTATIVES' WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in fulfillment of the terms of the Last Will and Testament of Salvatore M. Pino, Jr., Deceased, Case Number: PR-2013-000896, and in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **James C. Pino**, as Personal Representative of the Estate of **Salvatore M. Pino, Jr.**, deceased, (herein referred to as Grantor), grant, bargain, sell and convey unto **James C. Pino**, a married man (herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 30, according to the survey of Mallard Pointe, as recorded in
Map Book 10, Page 70 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. All easements, restrictions, and reservations of record.
2. Any and all ad valorem taxes for 2016 which are a lien, but not yet payable.

THIS PROPERTY is not the homestead of the Grantor. **Alline C. Pino** predeceased **Salvatore M. Pino, Jr.**, having died on March 29, 2010.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will, and my heirs, executors and administrators shall


warrant and defend the same to the said Grantees, his heirs, executors and assigns forever, against the lawful claims of all parties.

And I, **James C. Pino**, in my official capacity as **Personal Representatives of the Estate of Salvatore M. Pino, Jr., deceased**, its successors and assigns, covenant with the Grantees that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

And the undersigned execute this Personal Representatives' Warranty Deed solely in his capacity as Personal Representative, and nothing herein shall be construed to impose liability on him in his individual capacity.

IN WITNESS WHEREOF, We have hereunto set my hand and seal, this 15th day of March, 2016.

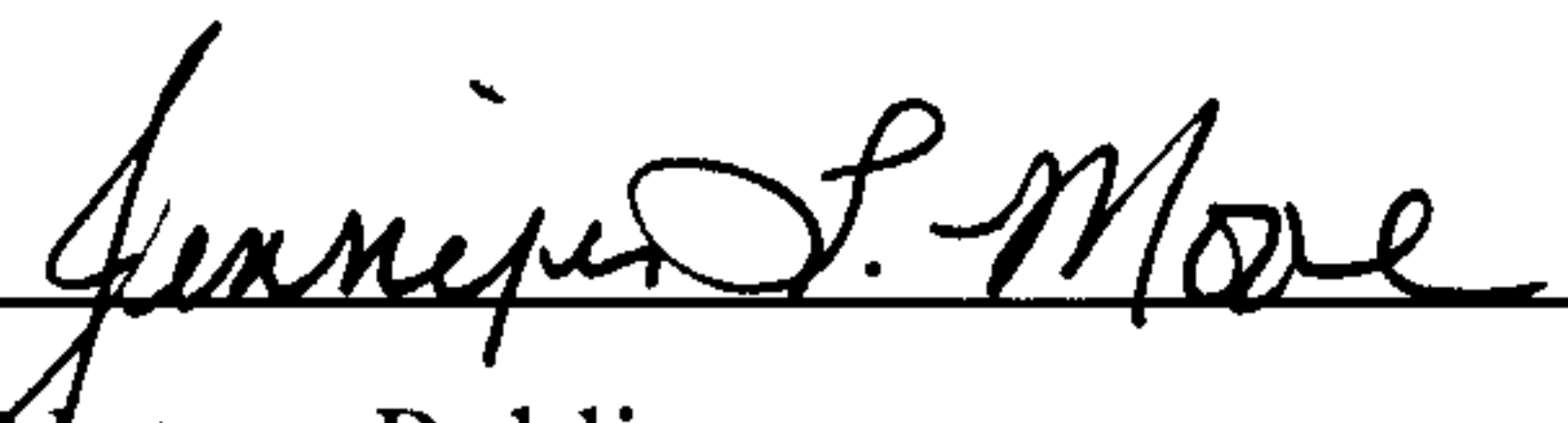
THE ESTATE OF SALVATORE M. PINO, JR.


James C. Pino, in his capacity as Personal
Representative of the Estate of Salvatore M. Pino,
Jr., Deceased

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James C. Pino**, whose name as Personal Representative of the Estate of Salvatore M. Pino, Jr., deceased, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2016.


Notary Public

My Commission Expires: JENNIFER L. MOORE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 22, 2019

Real Estate Sales Validation Form

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

Grantor's Name Estate of
Mailing Address Structure M. Pino, Jr.
363 Canyon Park Drive
Pelham, AL 35124

Grantee's Name James C. Pino
Mailing Address 363 Canyon Park Drive
Pelham, AL 35124


Property Address 160 Teal Circle
Pelham, AL 35124

Date of Sale 3/15/16
Total Purchase Price \$ _____
or
Actual Value \$ 160,000
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


20160323000092210 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/23/2016 09:39:11 AM FILED/CERT

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 3/23/16

Print James C. Pino

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1