

This instrument prepared by:
Michael Casoway, Attorney
831 Sharrill Avenue, Suite 113
Gardenside, AL 35071

SEND TAX NOTICE TO:
Michael A Ferrantino and Pamela J
Ferrantino
257 Stonew Trail
Maylene, AL 35114

20170831000319050
08/31/2017 02:44:33 PM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars (\$165,000.00) paid by the grantees herein, the receipt of which is hereby acknowledged, I/we, Kelsey W. Harris, a single man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael A. Ferrantino and Pamela J. Ferrantino (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$150,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO. TB-1761835

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 21, 2017.

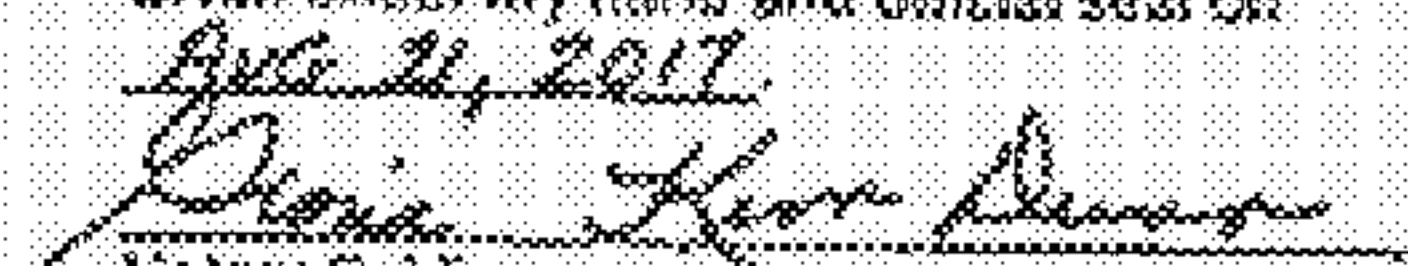

Kelsey W. Harris

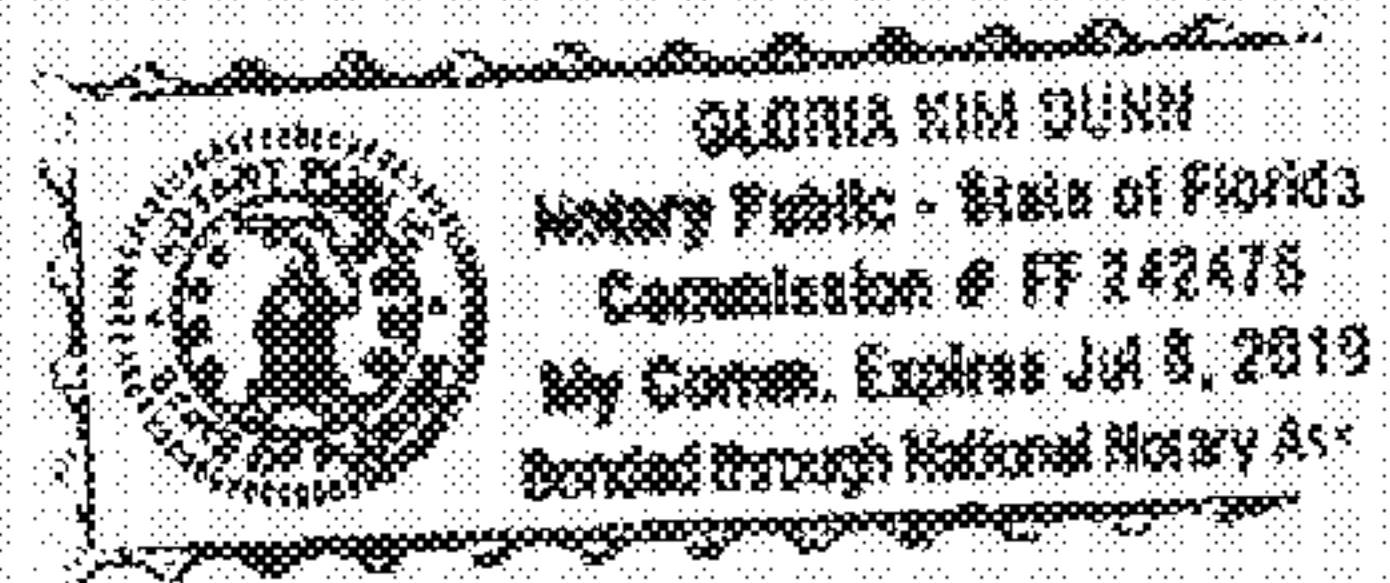
STATE OF ~~Alabama~~ FLORIDA
COUNTY OF ~~JEFFERSON~~ BREVARD

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Kelsey W. Harris whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 21 day of August, 2017 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 on

Aug 21, 2017


Gloria Kim Dunn
Notary Public
My commission expires July 6, 2019



20170831000319050 08/31/2017 02:44:33 PM DEEDS 2/4

FILE NO: 15-1791835

EXHIBIT "A"

Lot 74, according to the Map and Survey of Stony Meadows Subdivision, Phase I, recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stony Meadows Subdivision, Phase I, as recorded March 23, 2006 in Instrument #20060323000139009, in said Probate Office.

20170831000319050 08/31/2017 02:44:33 PM DEEDS 3/4

20170831000319050 08/31/2017 02:44:33 PM DEEDS 4/4

Grantor's Name Kelsey W. Harris

Grantee's Name Michael A Ferrentino and Pamela J Ferrentino

Mailing Address 257 Stoney Trail Maylene, AL 35114

Mailing Address 257 Stoney Trail Maylene, AL 35114

Property Address 257 Stoney Trail Maylene, AL 35114

Date of Sale August 28, 2017

Total Purchase Price \$165,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Kelsey W. Harris

Grantee's name and mailing address - Michael A Ferrentino and Pamela J Ferrentino 257 Stoney Trail Maylene, AL 35114 .

Property address - 257 Stoney Trail, Maylene, AL 35114

Date of Sale - August 28, 2017.

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: August 28, 2017

Rosalie K Doggett

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2017 02:44:33 PM
\$32.50 CHERRY
20170831000319050