

This instrument was prepared by:
Heath Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2019-350

Send Tax Notice To:
JOHN BUIS
3352 North Wildewood Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

20191001000357780
10/01/2019 08:54:25 AM
DEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$182,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Amy Mendez a married woman, as Devisee and Personal Representative of the Estate of Marilyn Spinosi Tkacik Case No. PR-2017-000509 and Timothy Spinosi, a married man, as Devisee** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JOHN BUIS** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 20, according to the Survey of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and vey, if any, of record.

The above property is not the homestead of the grantors or their spouses.

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 GRANTEES, their 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 ____ day of September, 2019.

Estate of Marilyn Spinosi Tkacik Case No. PR-2017-000509

Amy Mendez, as Personal Representative and Devisee

Timothy Spinosi, Devisee
Timothy Spinosi, Devisee

STATE OF _____)
COUNTY OF _____)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Amy Mendez whose name as Personal Representative of the Estate of Marilyn Spinosi Tkacik, Case No. PR 2017-000509 is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the _____ day of September, 2019.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF Virginia)
COUNTY OF Fairfax)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Timothy Spinosi whose name as Devisee of the Estate of Marilyn Spinosi Tkacik, Case No. PR 2017-000509 is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Devisee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 26 day of September, 2019.



Sarah Marie Virts
NOTARY PUBLIC
My Commission Expires: 07/31/2021

Notarized online using audio-video communication

Estate of Marilyn Spinosi Tkacik Case No. PR-2017-000509

Amy Mendez
Amy Mendez, as Personal Representative and Devisee

Timothy Spinosi, Devisee

STATE OF Virginia)
COUNTY OF Virginia Beach)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Amy Mendez whose name as Personal Representative of the Estate of Marilyn Spinosi Tkacik, Case No. PR 2017-000509 is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 24 day of September, 2019.



Sheena Obermark
NOTARY PUBLIC

My Commission Expires: 4/30/2020

STATE OF _____)
COUNTY OF _____)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Timothy Spinosi whose name as Devisee of the Estate of Marilyn Spinosi Tkacik, Case No. PR 2017-000509 is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Devisee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the _____ day of September, 2019.

NOTARY PUBLIC

My Commission Expires: _____

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 Marilyn Spinosi Tkacik Case No. PR-2017-000509 and Timothy Spinosi
Mailing Address 1709 Madstone Dr Virginia Beach VA 23456
Property Address 3352 North Wildewood Drive Pelham, AL 35124

Grantee's Name JOHN BUIS
Mailing Address 3352 N Wildewood Dr Pelham AL 35124
Date of Sale September 27, 2019
Total Purchase Price \$182,500.00
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
Appraisal
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 - 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 Print Jennifer Banik

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 08:54:25 AM
S213.50 CHERRY
20191001000357780

Allen S. Boyd

Handwritten signature of Jennifer Banik