

20210603000272980
06/03/2021 02:22:09 PM
DEEDS 1/4

SEND TAX NOTICE TO:

Carina Marisabel Solito

133 Brent Way
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

TITLE NOT EXAMINED

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Carina Marisabel Solito, an unmarried woman, and Franklin Balmore Solito, a married man, and Vidal Herson Solito, an unmarried man** (hereinafter "Grantor", whether one or more), by **Carina Marisabel Solito** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **770 17th Street, Calera, AL 35040, to-wit:**

Lots 1 and 2, Block 53, according to the Resurvey of Russell R. Herz Property as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

The Deceased, Alex A. Solito, died intestate on or about the 24th day of January, 2021.

The above named and undersigned Grantors constitute all Heirs at Law of the Deceased, Alex A. Solito, as established by heirship affidavits recorded simultaneously herewith.

The subject property conveyed herein does not constitute the homestead of Grantor, Franklin Balmore Solito, nor the homestead of his respective spouse.

This deed is being prepared with information supplied by the Grantor and Grantee herein. The preparer of this deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search utilizing the legal description supplied by the Grantor and Grantee herein.

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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

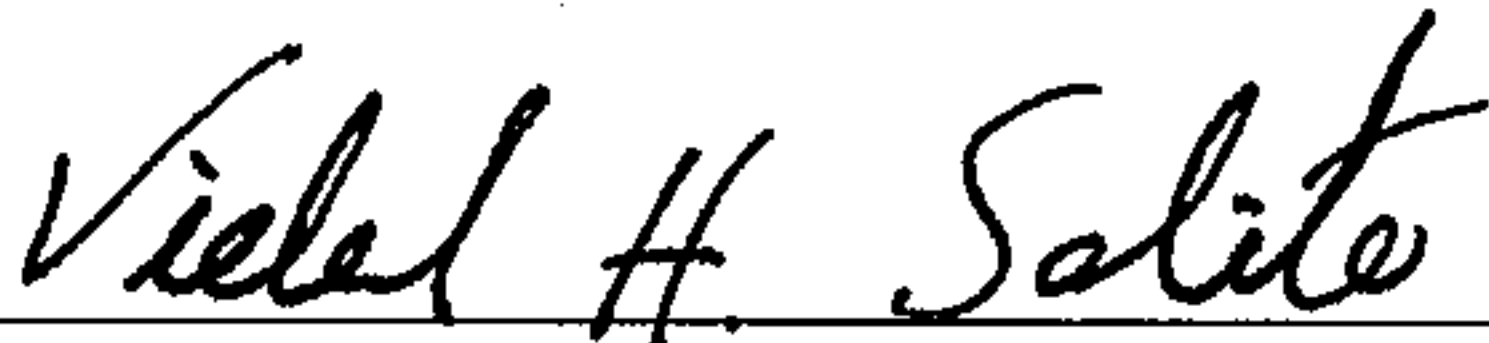
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of June, 2021.



Carina Marisabel Solito



Franklin Balmore Solito



Vidal Herson Solito

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Carina Marisabel Solito**, whose name 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 she executed the same voluntarily on the day the same bears date.

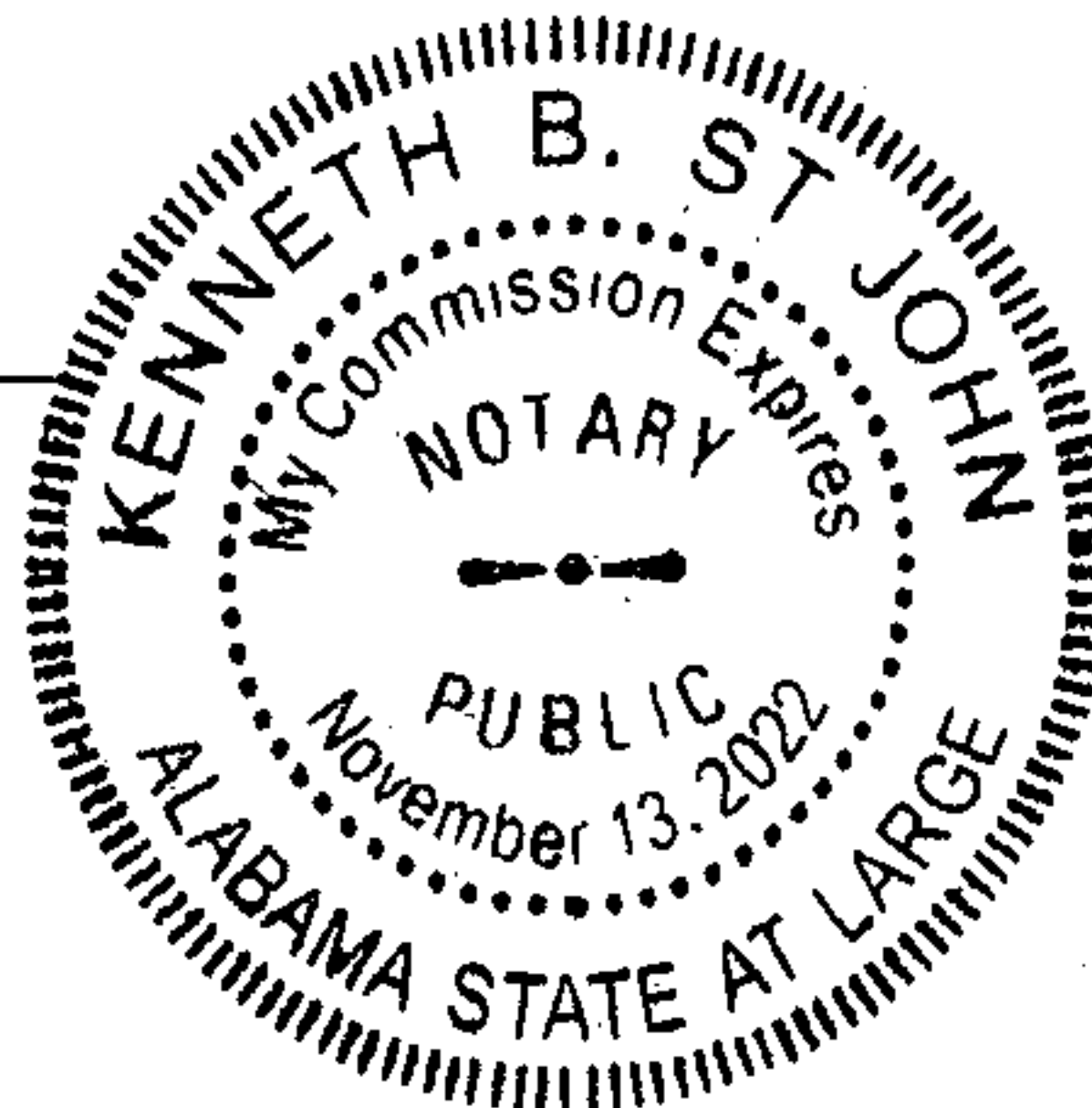
Given under my hand and official seal on this 3rd day of June, 2021.



Notary Public

Print Name: Kenneth B. St. John

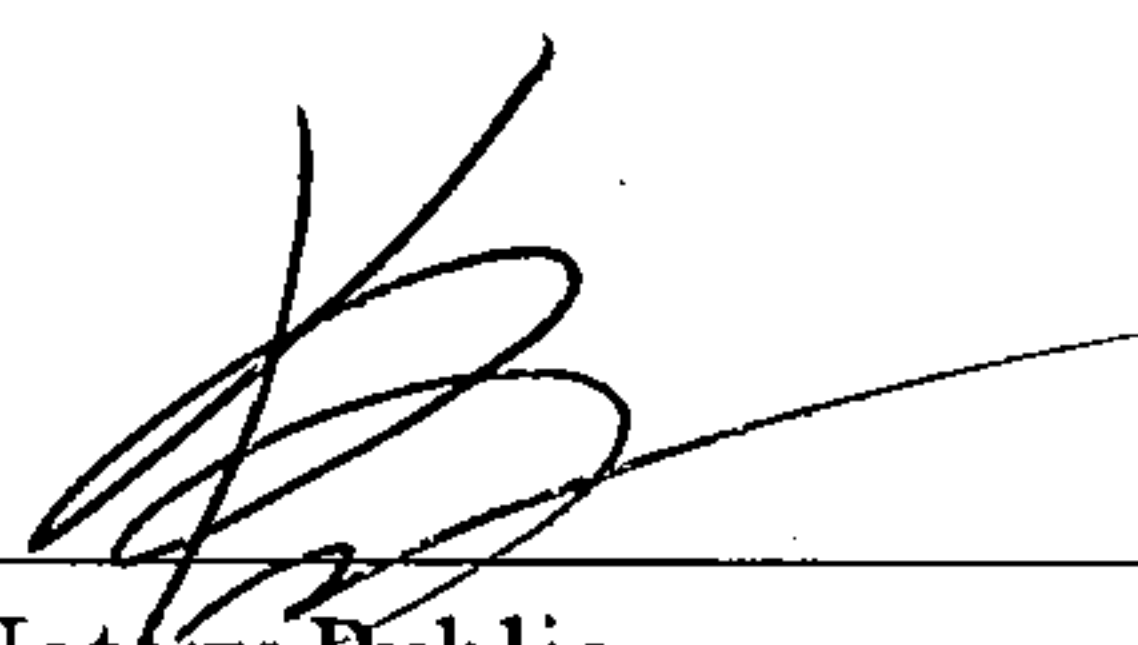
My Commission Expires: 11/13/2022



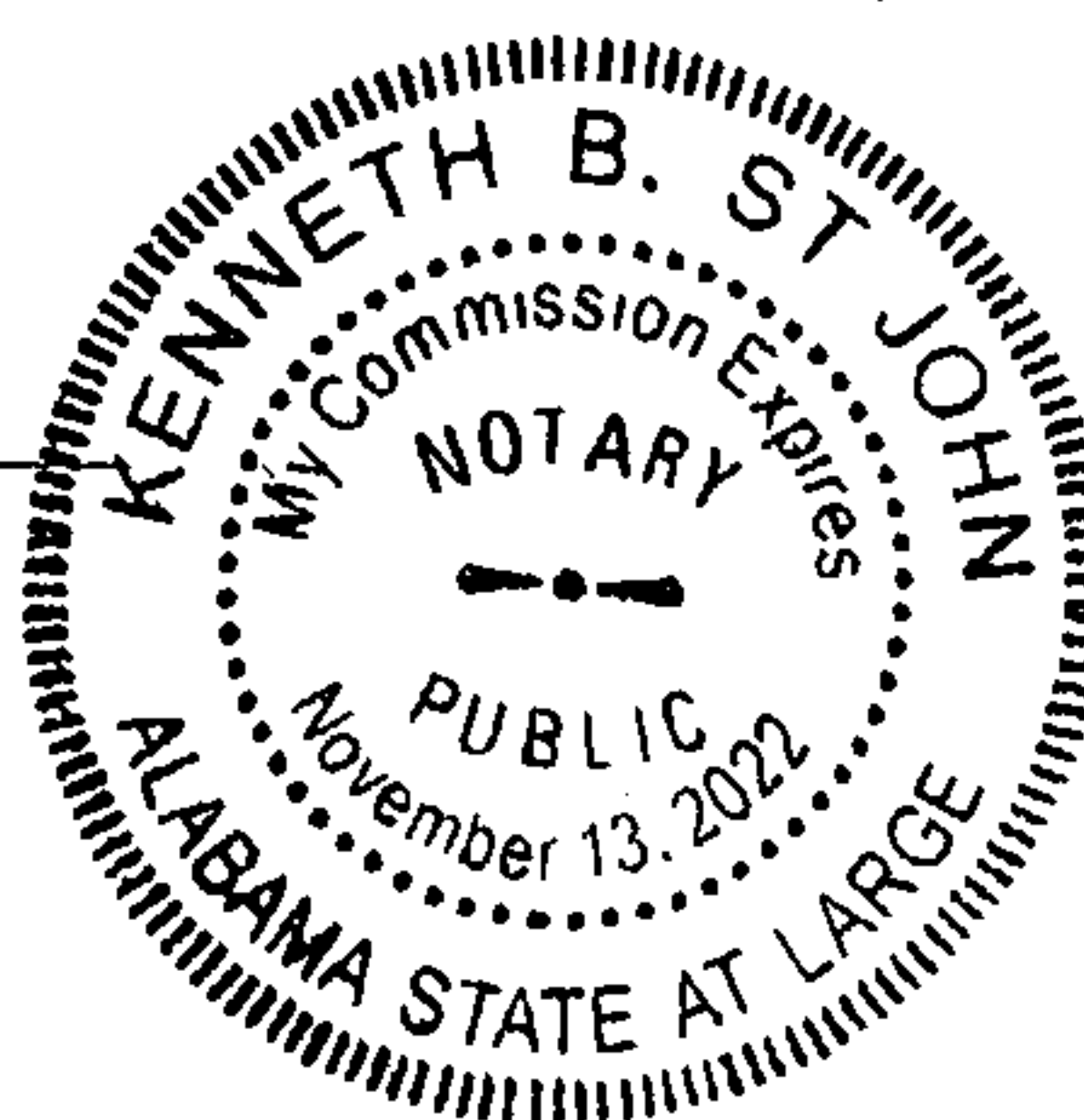
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Franklin Balmore Solito**, whose name 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 on this 3rd day of June, 2021.



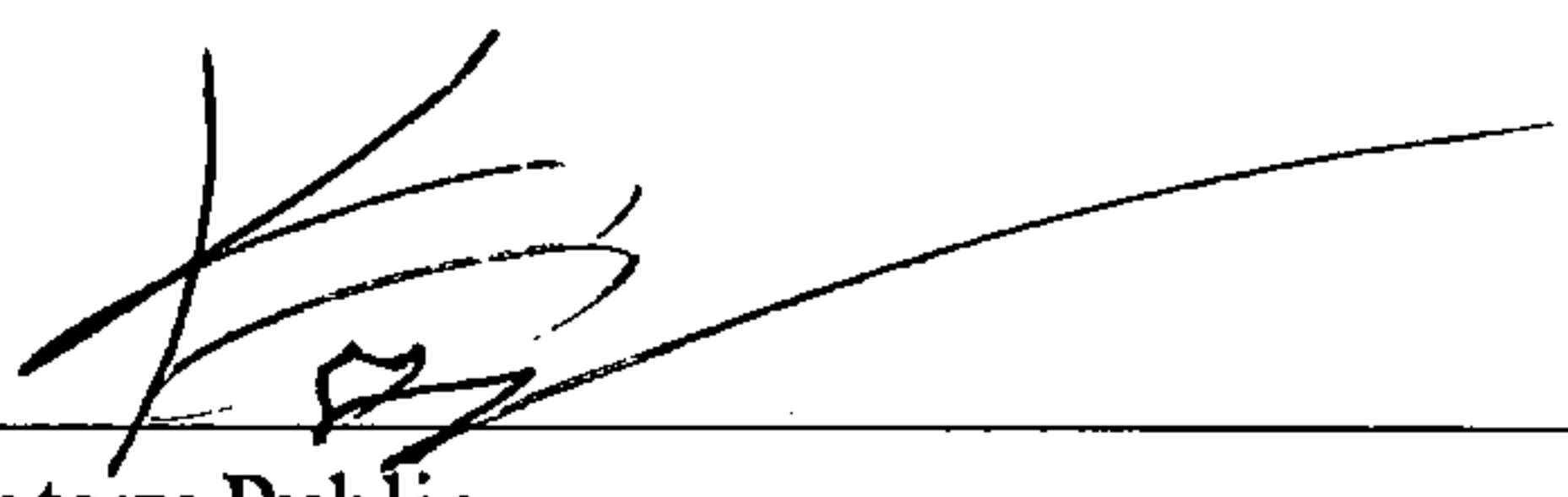
Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



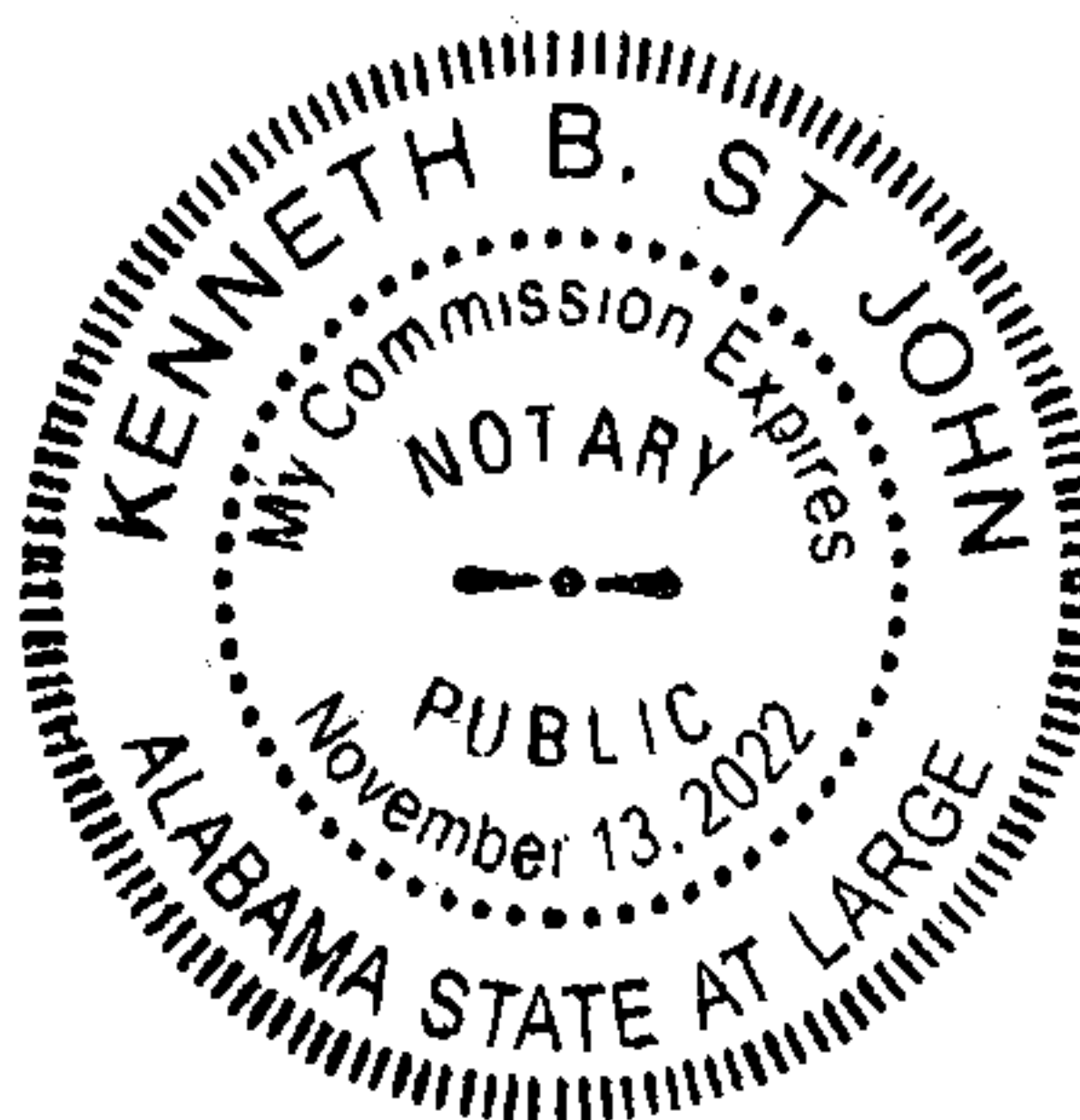
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Vidal Herson Solito**, whose name 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 on this 3rd day of June, 2021.



Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name Carina Marisabel Solito and
Mailing Address Franklin Balmore Solito and Vidal Herson Solito
133 Brent Way
Alabaster, AL 35007

Grantee's Name Carina Marisabel Solito
Mailing Address 133 Brent Way
Alabaster, AL 35007

Property Address 770 17th Street
CALERA, AL 35040

Date of Sale June 3, 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 33,930.00

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 X Assessor's Market Value Under Parcel # 28-5-21-2-001-019.000

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 6/3/2021

Print Kenneth B. St. John

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) Circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 02:22:09 PM
\$66.00 JOANN
20210603000272980

Allen S. Bayl