

Send tax notice to:

STEPHEN C. LANZA, JR.
2448 VALLEYBROOK DRIVE
BIRMINGHAM, AL, 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012369



20120823000315150 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/23/2012 08:21:20 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) in hand paid to the undersigned, CHARLES R. FORRESTER and BETHANY P. FORRESTER, Husband and Wife (hereinafter referred to as "Grantors") by STEPHEN C. LANZA, JR. and SARA L. LANZA (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF VALLEYBROOK SUBDIVISION, PHASE 1, AS RECORDED IN MAP BOOK 10, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ENCROACHMENTS, OVERLAPS. BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
7. EASEMENTS, BUILDING LINE AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
9. AGREEMENT WITH ALABAMA POWER COMPANY.
10. RESTRICTIONS APPEARING OF RECORD IN REAL 104, PAGE 971.

\$223,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall,

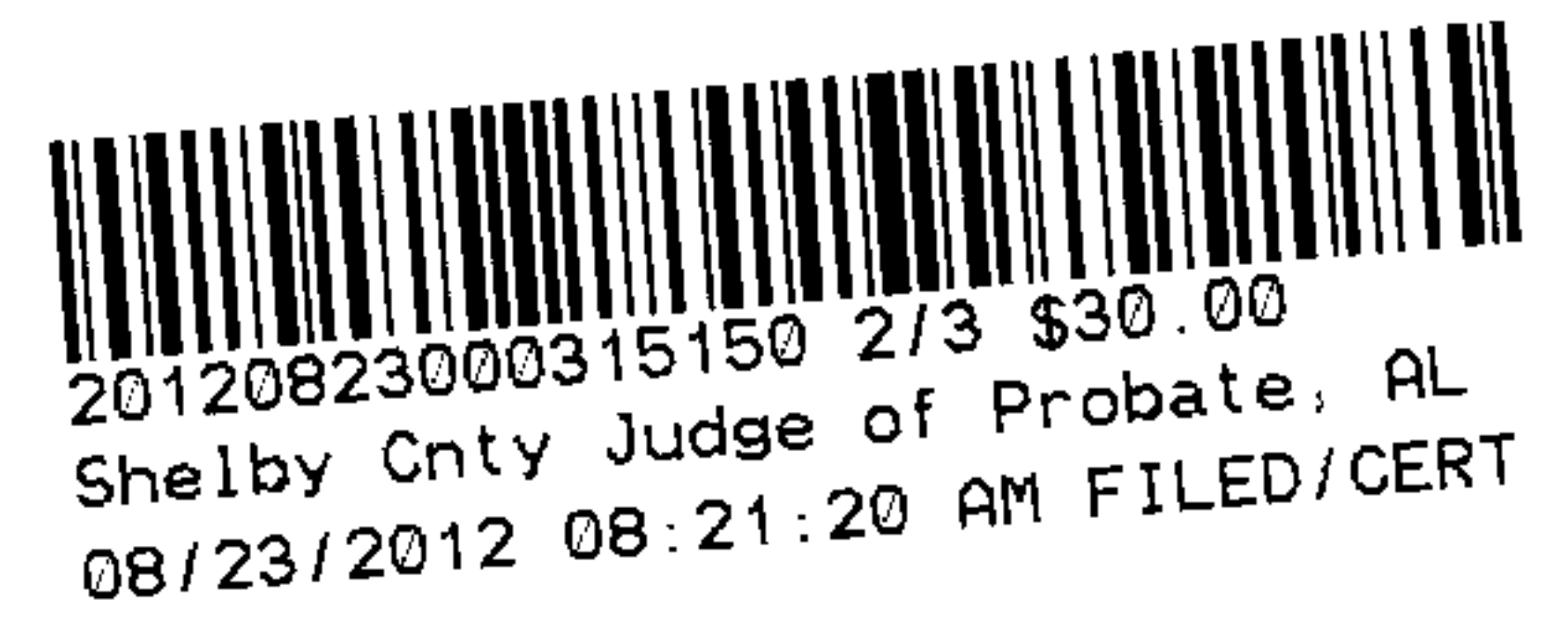
warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of August, 2012.

*Charles R. Forrester
by and through his attorney in
fact Bethany P. Forrester*

CHARLES R. FORRESTER
BY AND THROUGH HIS ATTORNEY IN
FACT, BETHANY P. FORRESTER

Bethany P. Forrester
BETHANY P. FORRESTER



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETHANY P. FORRESTER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 2012.

[Signature]
Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *4-30-16*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that BETHANY P. FORRESTER, whose name as Agent and Attorney in fact for CHARLES R. FORRESTER, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for CHARLES R. FORRESTER on the day the same bears date.

Given under my hand and official seal this the 2ND day of August, 2012.

[Signature]
Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *4-30-16*

20120823000315150 3/3 \$30.00
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Real Estate Sales Validation Form

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

Grantor's Name Charles R Forrester
Mailing Address Bethany P Forrester
3776 Braggs Rd
Greenville AL 36037

Grantee's Name Steven C Lanza Jr.
Mailing Address 2448 Valleybrook Dr.
Birmingham AL 35244

Property Address 2448 Valleybrook Dr.
Birmingham, AL
35244

Date of Sale 8-2-12
Total Purchase Price \$ 235,000.
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
- Closing Statement
- Appraisal
- Other

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 8-2-12 Print Steven C. Lanza, Jr.

Unattested Sign Steven C. Lanza Jr.
(verified by) (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2nd DAY OF AUGUST, 2012. **Form RT-1**

[Signature]
NOTARY PUBLIC