This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124 SEND TAX NOTICE TO: Angela C. Huguley 110 Paddington Station Maylene, AL 35114

WARRANTY DEED

20121205000464290 1/2 \$18.00 Shalby Caty Judge of Dacks Of

20121205000464290 1/2 \$18.00 Shelby Cnty Judge of Probate, AL 12/05/2012 09:14:01 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty-Six Thousand And No/100 Dollars (\$156,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Darryl S. Napolitano and wife, Christina J. Napolitano (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Angela C. Huguley and Brian S. Huguley (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.

Lot 176, according to the Survey of Cedar Grove at Sterling Gates, Sector 2, Phase 7, as recorded in Map Book 31, Page 147, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Fifty-Three Thousand One Hundred Seventy-Four And No/100 Dollars (\$153,174.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date 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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 19, 2012.

Darryl S. Napolitano

Christina J. Napolitano

Shelby County, AL 12/05/2012 State of Alabama

Deed Tax:\$3.00

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darryl S. Napolitano and Christina J. Napolitano, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 19th day of November, 2012.

Notary Public

Commission Expires

FILE NO.: TS-1202368

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Darryl S. Napolitano and Christina J. Napolitano	Grantee's Name A	ngela C. Huguley
Mailing Address	110 Paddington Station Maylene, AL 35114	•	326 Old Tannery Trail IcCalla, AL 35111
Property Address	110 Paddington Station Maylene, AL 35114	Date of Sale Total Purchase Price or	November 19, 2012 e \$156,000.00
20121205000464290 2/2 \$18.00 Shelby Cnty Judge of Probate, AL		Actual Value	\$
		or Assessor's Market V	/alue \$
The purchase price (check one) (Rece	29:14:01 AM FILED/CERT ce or actual value claimed on this form ordation of documentary evidence is no	ot required)	he following documentary evidence:
Bill of Sale		Appraisal	
Sales Contract		Other:	
X Closing State	ment		

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 - Darryl S. Napolitano and Christina J. Napolitano, 110 Paddington Station, Maylene, AL 35114.

Grantee's name and mailing address - Angela C. Huguley, 7326 Old Tannery Trail, McCalla, AL 35111.

Property address - 110 Paddington Station, Maylene, AL 35114

Date of Sale - November 19, 2012.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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: November 19, 2012

Sign