

BHM1201068

Reli Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600  
Birmingham, Alabama 35243

Send tax notice to:  
Andrew Joseph Milazzo  
Elizabeth Sherota Milazzo  
117 Waterloo Bend  
Birmingham, AL 35242  
File No. BHM1201068

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF JEFFERSON



20121210000471020 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/10/2012 09:59:18 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) in hand paid to the undersigned, **JMB Makers, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") by **Andrew Joseph Milazzo and Elizabeth Sherota Milazzo, husband and wife** (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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 17, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.


\$417,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee



simple of said premises; that it is 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, Grantor, JMB Makers, LLC an Alabama limited liability company, by Charles S. Jager, its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 5th day of December, 2012.

  
20121210000471020 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
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JMB Makers, LLC,  
An Alabama limited Liability  
Company

By: Charles S. Jager

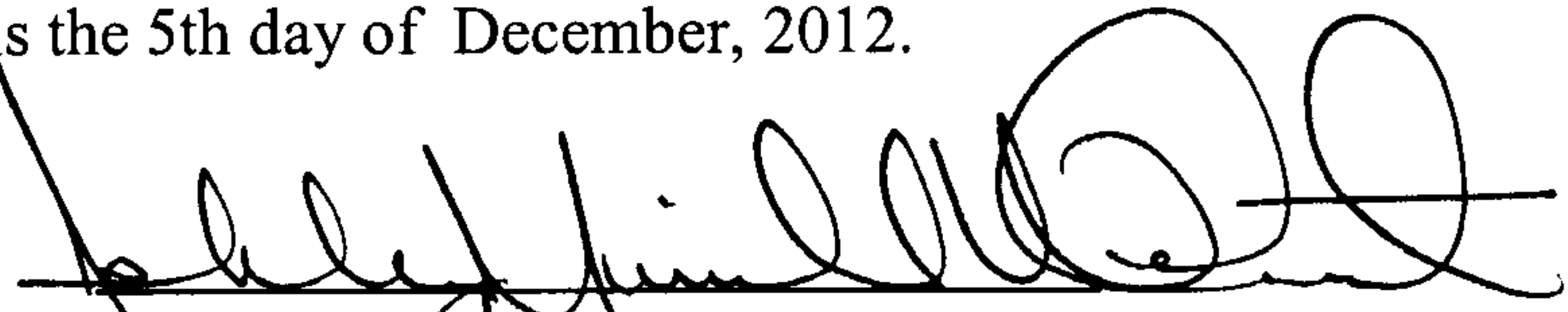
By:   
Its: 

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles S. Jager, whose name as Managing Member of JMB Makers, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2012.



Notary Public  
Print Name: Ashley Murrill Wehunt  
My Commission Expires: 03/16/2014

[NOTARIAL SEAL]

Real Estate Sales Validation Form

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

Grantor's Name JMB makers LLC  
Mailing Address P.O. Box 380972  
Birmingham, AL 35238

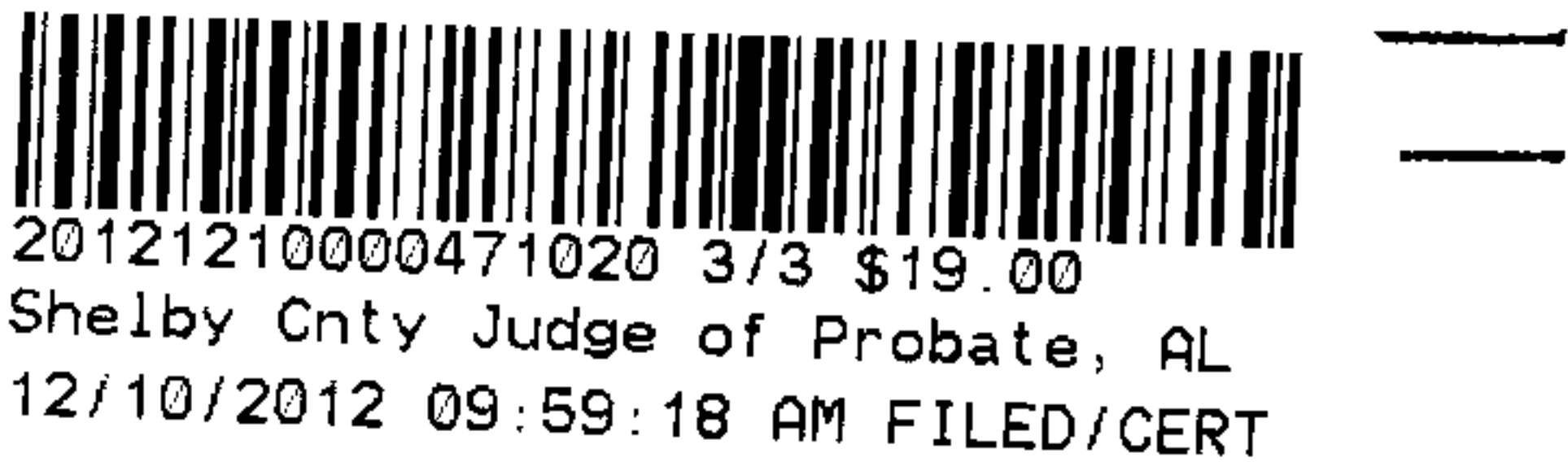
Grantee's Name Andrew Joseph Milazzo  
Mailing Address Elizabeth Sherota Milazzo  
117 Waterloo Bend  
Birmingham, AL 35242

Property Address 117 Waterloo Bend  
Birmingham, AL 35242

Date of Sale 12-5-12  
Total Purchase Price \$ 110,000.00

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
- 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.

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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).

Reel Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600  
Birmingham, Alabama 35243

Date 12-5-12

Print Jennifer Banik

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1