

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
JOSEPH C. PAROLISI
2248 RICHMOND LANE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, SERENA B. CALHOUN AND BREWSTER D. CALHOUN, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto JOSEPH C. PAROLISI (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A

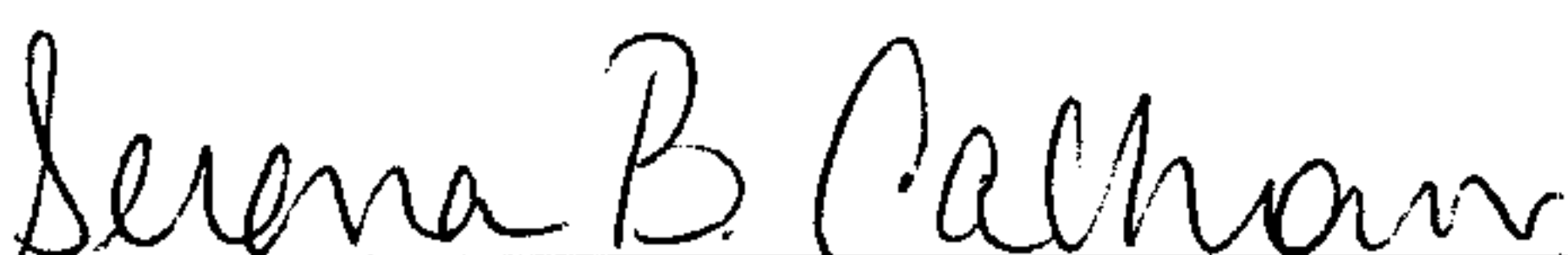
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$111,935 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 31st day of JANUARY , 2013.


SERENA B. CALHOUN

BREWSTER D. CALHOUN

STATE OF ALABAMA)
SHELBYCOUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SERENA B. CALHOUN, 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 this 31ST day of JANUARY, 2013.


Notary Public

My Commission Expires: 9/27/2014


20130205000050480 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
02/05/2013 01:26:02 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BREWSTER D. CALHOUN, 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 this 31ST day of JANUARY, 2013.



Notary Public

My Commission Expires: 9/27/2014

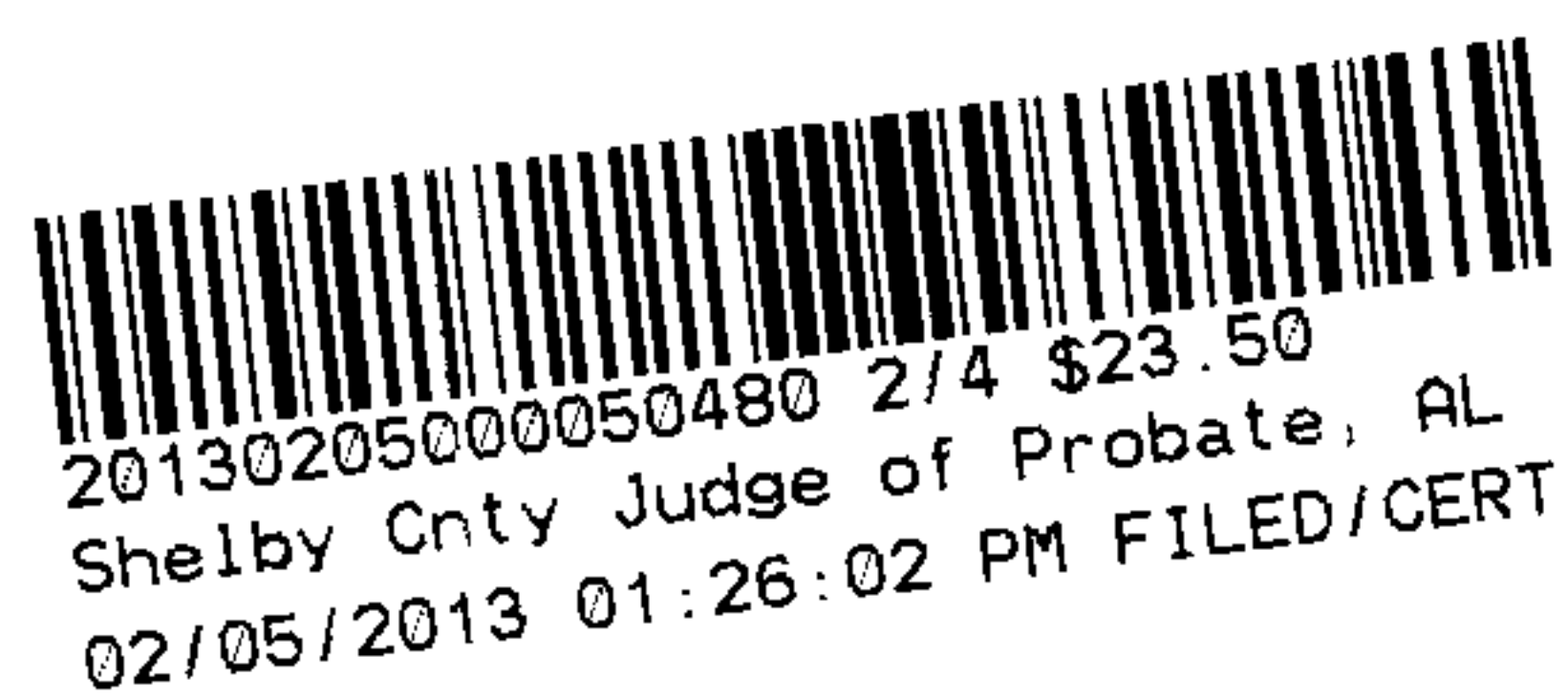


EXHIBIT "A"

Lot 39-A, according to a Resurvey of Lot 17, 1st Sector, Chanda Terrace, Resurvey of Lot 39, 2nd Sector, Chanda Terrace, as recorded in Map Book 10, Page 18, in the Probate Office of Shelby County, Alabama. Also, a part of Lot 40, Chanda Terrace, 2nd Sector, as recorded in Map Book 9, Page 101, said part of Lot 40 being more particularly described as follows: Beginning at the Southwest corner of said Lot 40, and run in a Northerly direction along the West line of said lot for a distance of 59.0 feet to the Southwest corner of Lot 39-A, in said subdivision; thence turn an angle to the right of 36°31'15" and run in a Northerly direction along the common line of Lots 29-A and 40 for a distance of 124.74 feet to a point on the curved Southerly right of way line of Richmond Lane; thence turn an angle to the right and run in a Southwesterly direction for a distance of 175.50 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

20130205000050480 3/4 \$23.50
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 02/05/2013
State of Alabama
Deed Tax: \$2.50

Grantor's Name Serene B. Calhoun
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 200
Birmingham AL 35242

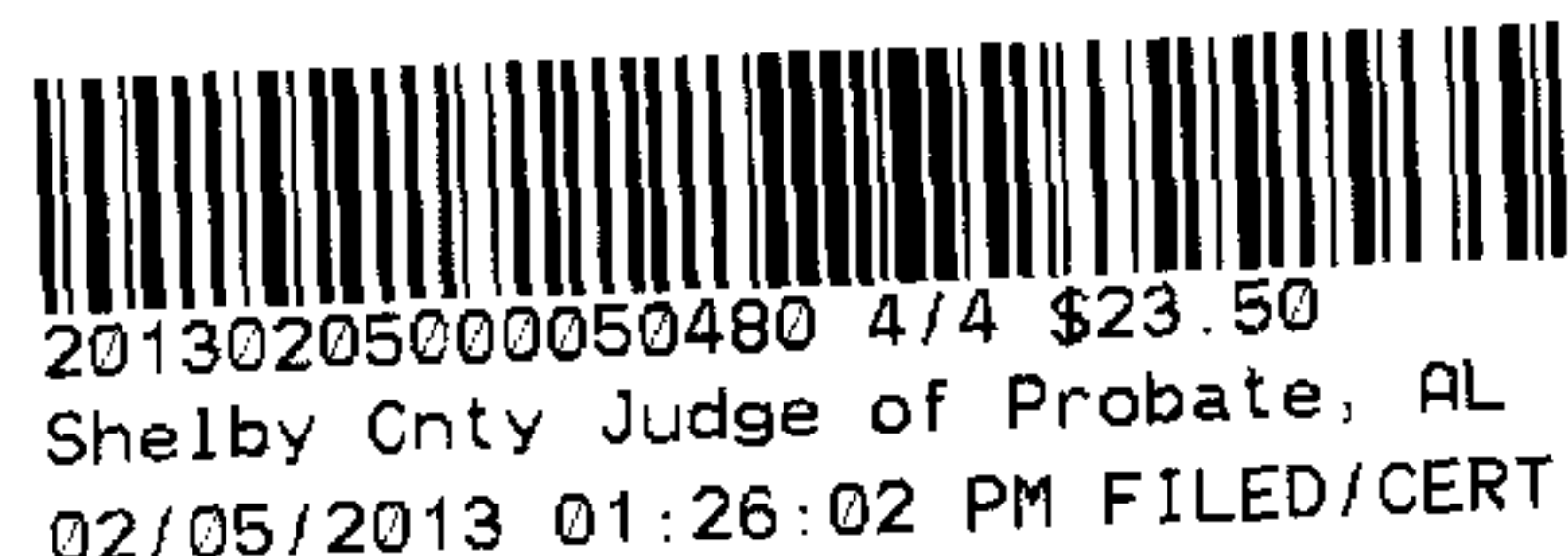
Grantee's Name Joseph C. Parolis
Mailing Address 2248 Richmond Lane
Pelham, Alabama 35124

Property Address 2248 Richmond Lane
Pelham AL 35124

Date of Sale 1/31/2013
Total Purchase Price \$ 114,000

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 1/31/2013

Print George M. Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one