



20130228000083930 1/3 \$73.00
 Shelby Cnty Judge of Probate, AL
 02/28/2013 11:14:22 AM FILED/CERT

This instrument prepared by:)
)
 James E. Roberts)
 4908 Cahaba River Road)
 Suite 204)
 Birmingham, AL 35243)
 (205) 970-7775) ----- Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF FIFTY FIVE THOUSAND DOLLARS (\$55,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Clarence D. Wood and wife Patricia A. Wood, hereinafter referred to as "Grantors," do hereby grant, convey and warrant unto Frank S. Schilleci, a married individual, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to wit:

Lot 69A, according to the Resurvey of Lots 69 and 70 Bulley Creek Farm Development 1st Sector, as recorded in Map Book 41, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not a part of the homestead of Grantors.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 27th day of February, 2013.

-Warranty Deed - Page 1-

Shelby County, AL 02/28/2013
 State of Alabama
 Deed Tax: \$55.00

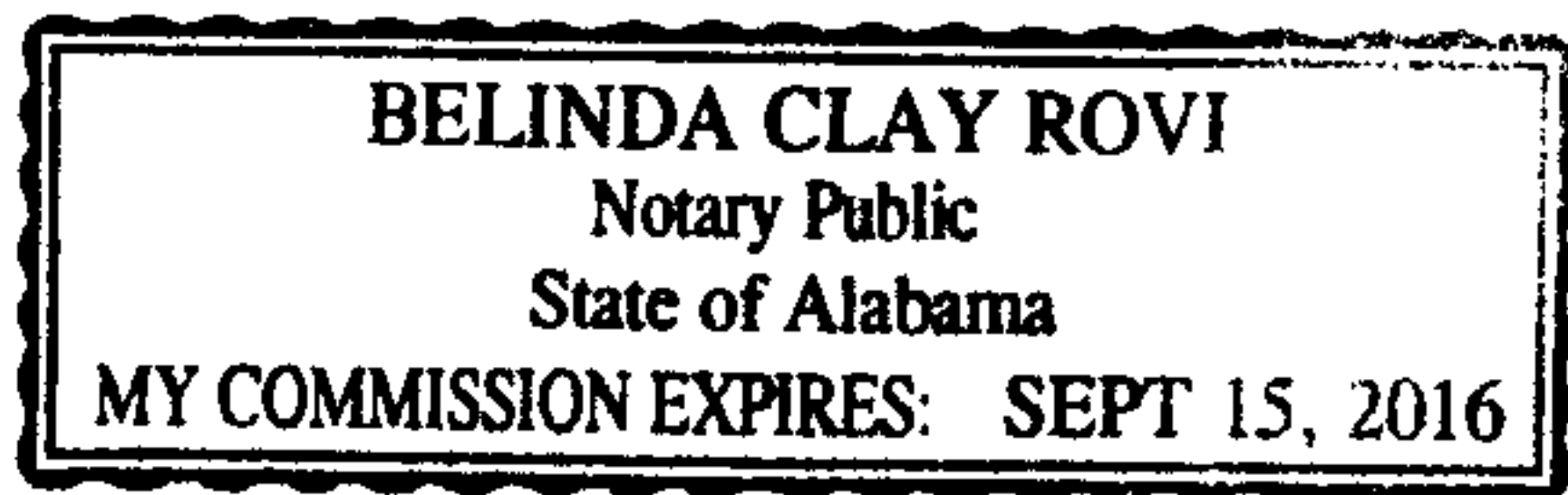
STATE OF ALABAMA)

COUNTY OF Jefferson)

GRANTORS
Clarence D. Wood
Clarence D. Wood
Patricia A. Wood
Patricia A. Wood

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clarence D. Wood and wife Patricia A. Wood, 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 voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal, this the 27th day of February, 2013.



Belinda Clay Rovi
Notary Public
My Commission expires: 9/15/16

Grantor's Name and Address:

Clarence and Patricia Wood
3219 Summit Drive
Birmingham, AL 35243

Grantee Frank S. Schilleci Send tax bill to

James E. Roberts
P.O. Box 382646
Birmingham AL 35238



Real Estate Sales Validation Form

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

Grantor's Name Clarence & Patricia Wood
Mailing Address 3219 Summit Dr.
Birmingham, AL 35243

Grantee's Name Frank S. Schilleci
Mailing Address Dr. James E. Robert
PO Box 382646
Birmingham, AL 35238

Property Address _____

Date of Sale 2/27/13
Total Purchase Price \$ 55,000.00
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.

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

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, 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 2-28-13

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

