


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209


20130306000093510 1/4 \$189.00
Shelby Cnty Judge of Probate, AL
03/06/2013 02:24:15 PM FILED/CERT

Send Tax Notice To:
Nathan & Michelle Click
3462 Indian Lake Cir
Pelham, AL 35124

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Five Hundred and Eighty Five Thousand and NO/100 Dollars (\$585,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Brenda Zegarelli and her husband, Joseph Zegarelli

(herein referred to as Grantors), grant, bargain, sell and convey unto

Nathan P. Click and Michelle Click

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

See attached exhibit A

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

\$417,000.00 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

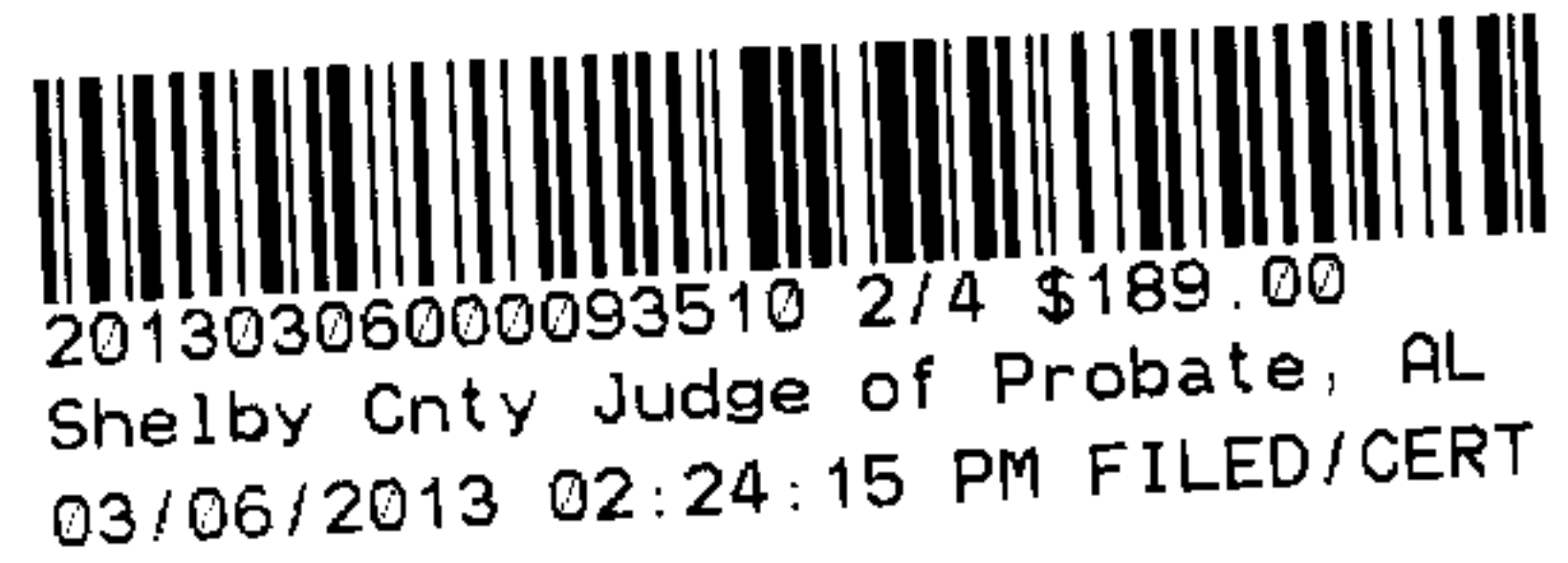
And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey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

Shelby County, AL 03/06/2013
State of Alabama
Deed Tax: \$168.00

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand and seals on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 28th day of February, 2013.


Brenda Zegarelli (SEAL)


Joseph Zegarelli (SEAL)



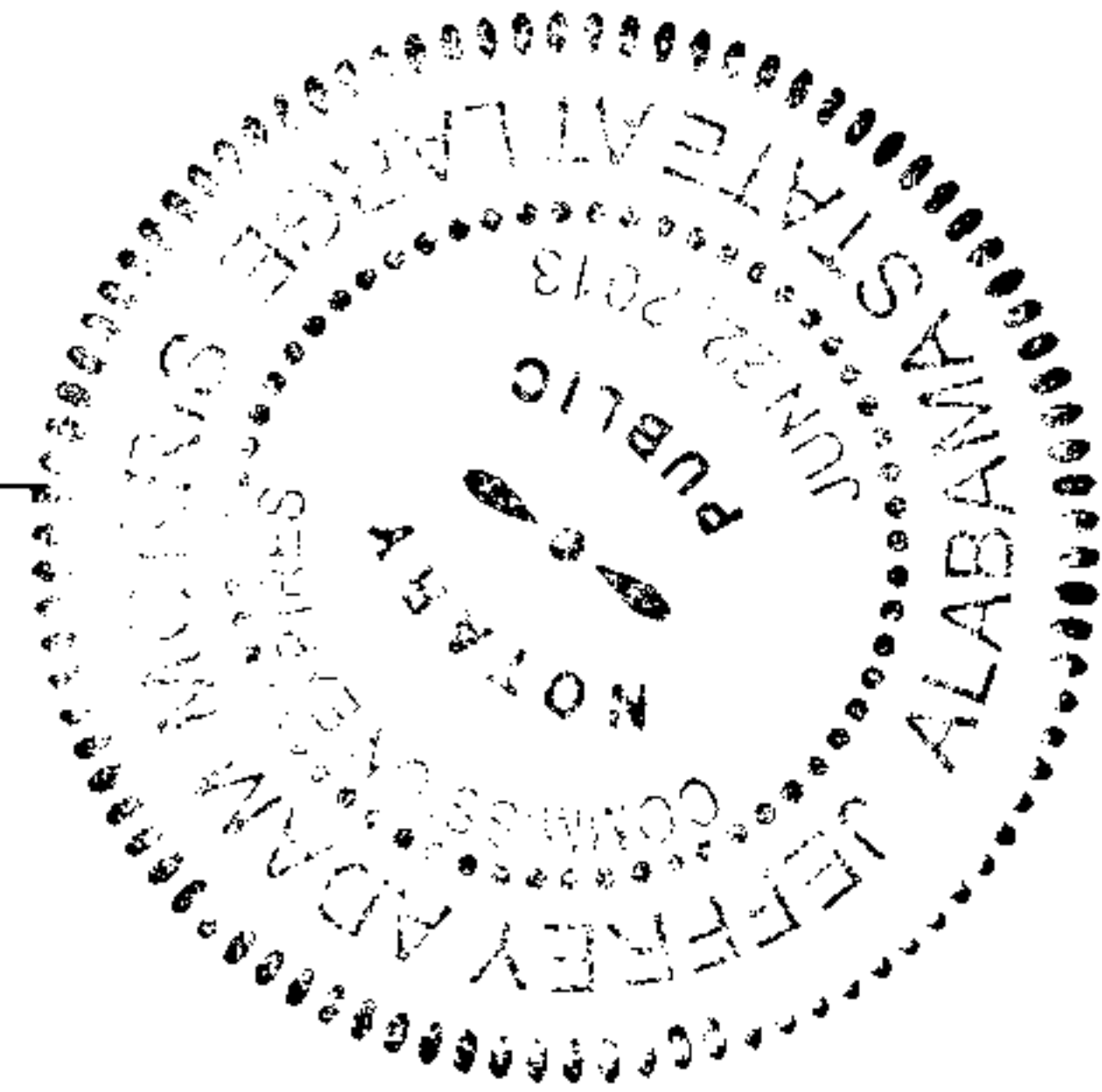
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph Zegarelli**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2013.

Notary Seal


Notary Public:
My commission expires:




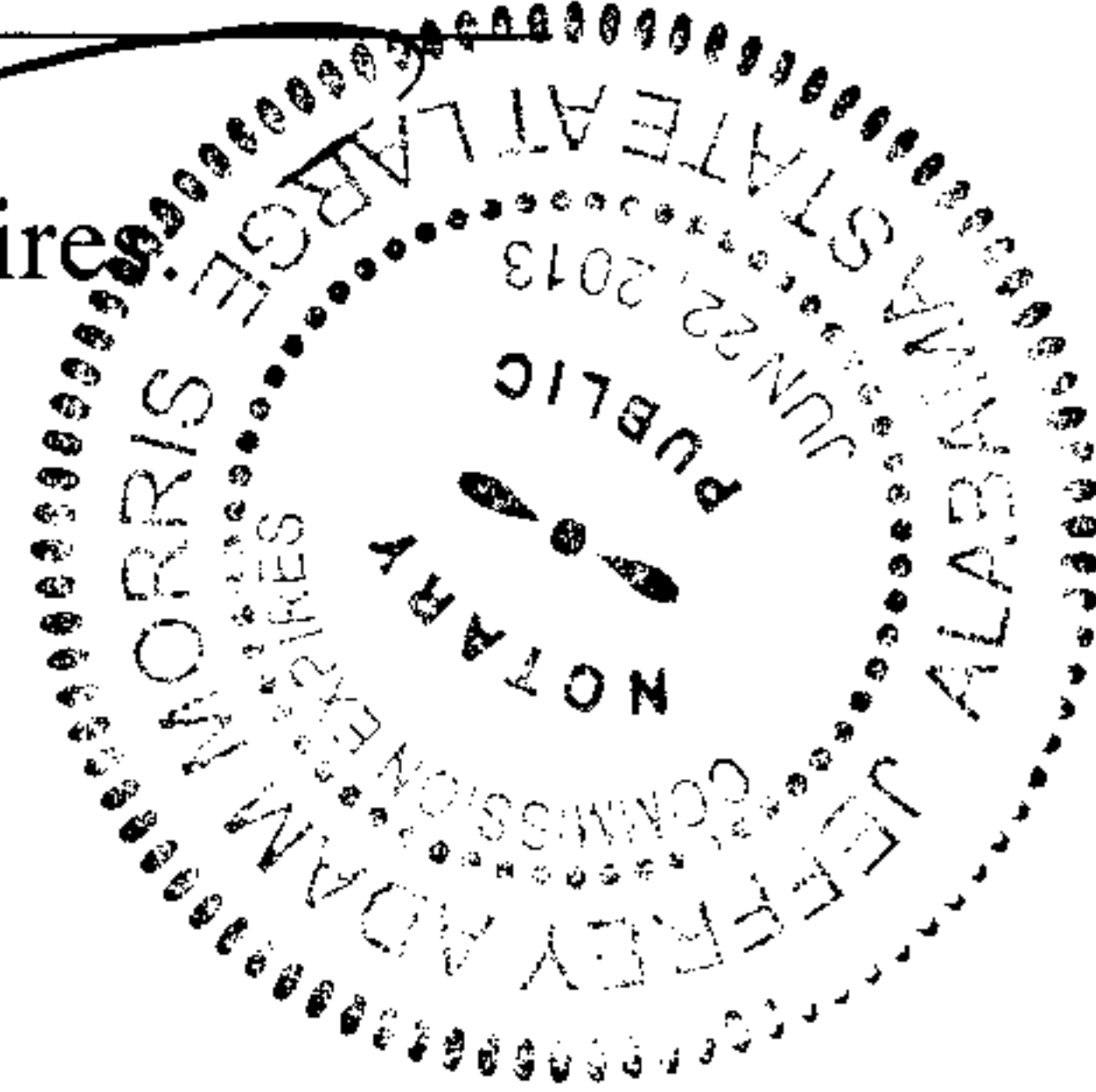
STATE OF AL
COUNTY OF Jefferson

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

Given under my hand and official seal this 28th day of February 2013.

Notary Seal


Notary Public:
My commission expires:





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EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West; thence run West along the North said 1/4 - 1/4 section line 41.35 feet; thence 78 degrees 31 minutes 11 seconds left, 61.22 feet to the point of beginning; thence continue on last stated course 161.17 feet; thence 53 degrees 26 minutes 00 seconds left 253.55 feet; thence 90 degrees 00 minutes 00 seconds left 125.00 feet to a curve to the right, said curve having a central angle of 14 degrees 59 minutes 00 seconds and a radius of 790.43 feet; thence continue along the arc of said curve 208.70 feet to a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet; thence continue along the arc of said curve 39.27 feet to the point of tangency; thence continue along the tangent 44.82 feet to a curve to the left, said curve having a central angle of 63 degrees 01 minutes 48 seconds and a radius of 133.10 feet; thence continue along the arc of said curve 146.42 feet to the point of tangency; thence continue along the tangent 272.31 feet to the point of beginning.

Real Estate Sales Validation Form

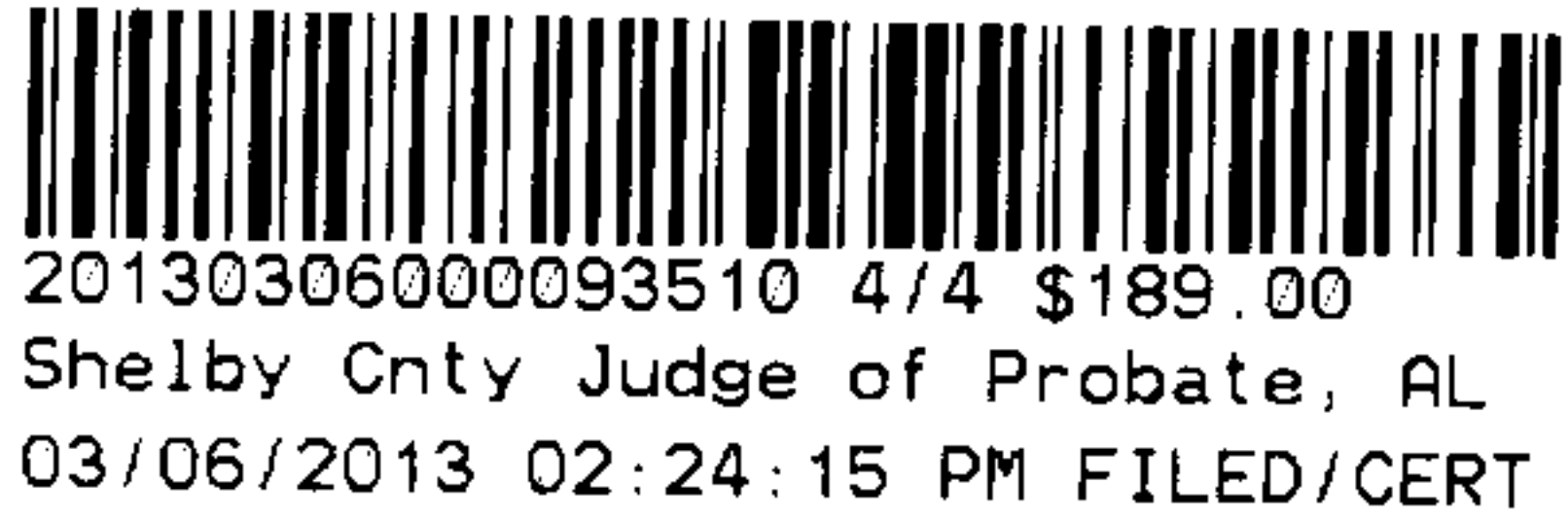
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Brenda Zegarelli
Mailing Address 3465 Indian Lake Circle
Pelham, AL 35124

Grantee's Name Nathan & Michelle Click
Mailing Address 3462 Indian Lake Circle
Pelham, AL 35124

Property Address 3462 Indian Lake Circle
Pelham, AL 35124

Date of Sale 2/28/2013
Total Purchase Price \$ 585,000.00



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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Closing Statement | |

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 2-28-13

Print Amy Florine Courtney

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)

Print Form

Form RT-1