

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Robert Van Sykes
4905 Crystal Circle
Hoover, AL 35226

Shelby County, AL 04/04/2013
State of Alabama
Deed Tax:\$119.00

WARRANTY DEED
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighteen Thousand Five Hundred Thirty Seven 00/00 Dollars (\$118,537.00)** and the assumption of that certain mortgage recited hereinafter, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Salvino Lanzillotta and wife, Michelle P. Lanzillotta, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Robert Van Sykes, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Webster’s One Lot Family Subdivision, as recorded in Map Book 19, Page 70, in the Probate Office of Shelby County, Alabama.

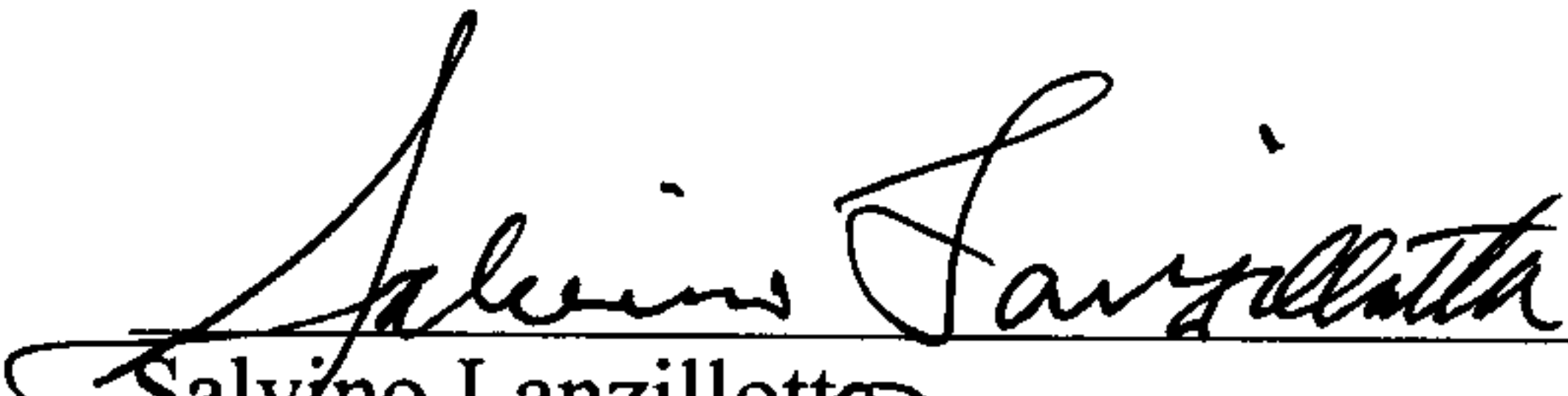
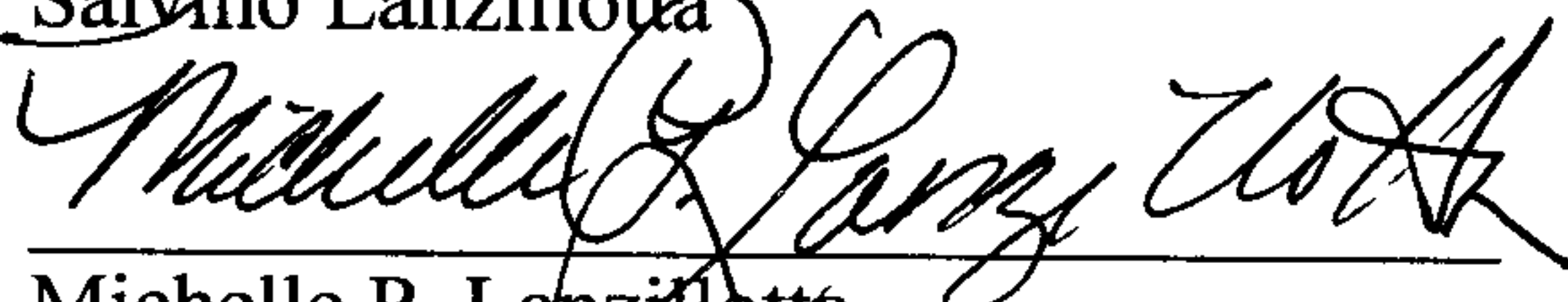
Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Grantee, by acceptance of this deed, do hereby agree to assume all liability under that certain mortgage from Salvino Lanzillotta and wife, Michelle P. Lanzillotta to Timothy Webster and wife, Mitzi M. Webster, dated March 14, 2012, and recorded in Instrument #20120315000090310, in Probate Records of Shelby County, Alabama,

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

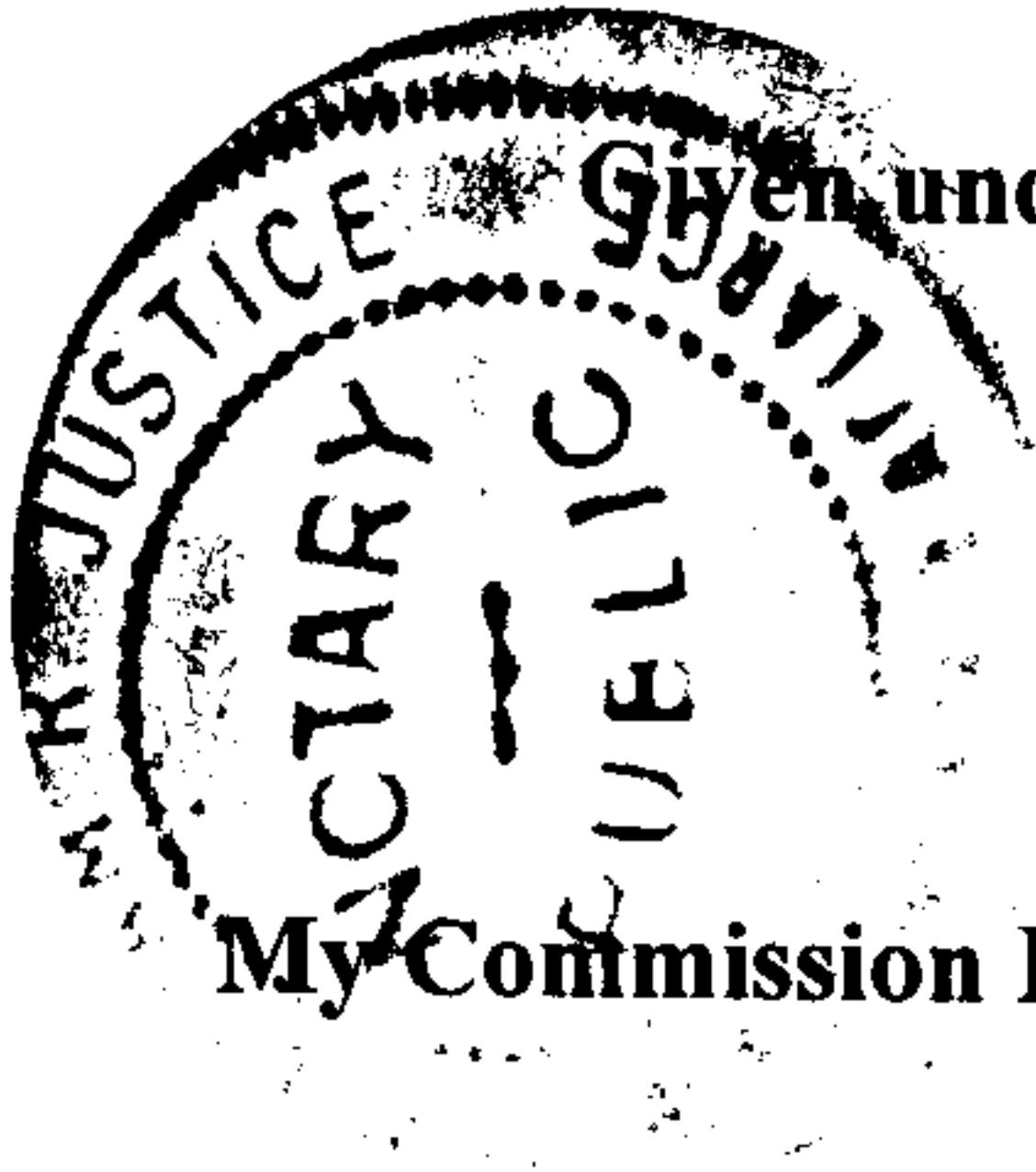
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of April, 2013.


Salvino Lanzillotta

Michelle P. Lanzillotta


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Salvino Lanzillotta and Michelle P. Lanzillotta, who 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 on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2013.



My Commission Expires: 9/12/15



Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Salvino Lanzillotta & Michelle P. Lanzillotta
Mailing Address 1639 Oak Park Lane
Helena, AL 35080

Grantee's Name: Robert Van Sykes
Mailing Address: 4905 Crystal Circle
Hoover, AL 35226

Property Address: 5905 South Shades Crest Road
Helena, AL 35080

Date of Sale 4-3-13

Total Purchase Price \$ 118,537.00

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 - Tax Assessor Records

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 4-3-13

✓ Sign Salvino Lanzillotta
(Grantor/Grantee/Owner/Agent) circle one

Print Salvino Lanzillotta

☐ Unattested

Nullus R. Jester
(Verified by)

