

Send tax notice to:


MICHAEL RYAN GREENWOOD
321 STONECREEK CIRCLE
HELENA, AL, 35080

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013191

WARRANTY DEED


20130506000186120 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00) in hand paid to the undersigned, MICHAEL C. PASQUINI, Married Not Joined By Spouse (hereinafter referred to as "Grantors") by MICHAEL RYAN GREENWOOD (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1535, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE FOUR AS RECORDED IN MAP BOOK 33, PAGE 131, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

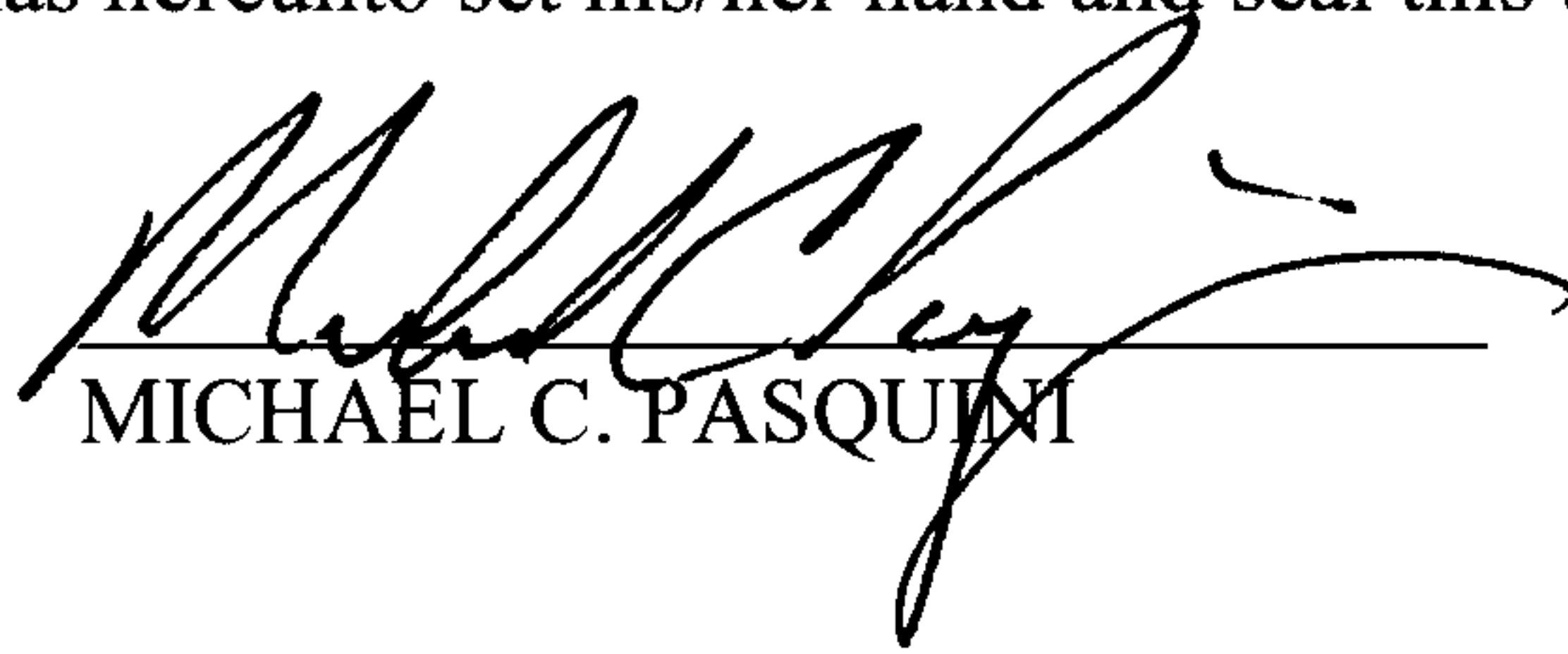
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS.
9. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MB 33, PG 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENTS AS SHOWN ON RECORDED MAP.
11. NOTES AS SET OUT PER RECORDED PLAT.
12. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.

13. EASEMENT TO ALABAMA POWER CO. AS RECORDED IN
INSTRUMENT NO. 20040629000354650 IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

\$154,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are 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 Grantee, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the
26th day of April, 2013.


MICHAEL C. PASQUINI

STATE OF ALABAMA
COUNTY OF SHELBY

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


Given under my hand and official seal this the 26th day of April, 2013.




Notary Public

Print Name:

Commission Expires:


20130506000186120 2/3 \$56.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:10 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Michael C. Pasquini

Grantee's Name
Mailing Address

Michael Ryan Greenwood
321 Stonecreek
Creek
Helena, AL

Property Address

321 Stonecreek Cir.
Helena
AL
35080

Date of Sale

4-26-13

Total Purchase Price \$

192,500.-

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 4-26-13

Print

Unattested

(verified by)

Signature Michael Ryan Greenwood
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF

2013.



20130506000186120 3/3 \$56.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:10 PM FILED/CERT

NOTARY PUBLIC