



20130624000258600 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
06/24/2013 02:54:14 PM FILED/CERT

STATE OF ALABAMA

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Shelby County, AL 06/24/2013
State of Alabama
Deed Tax: \$25.00

SHELBY COUNTY

§

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Twenty Five Thousand and NO/100 (\$25,000.00) Dollars to the undersigned **DENNIS D. ROSETTA AND WIFE, MELISSA B. ROSETTA**, whose mailing address is 67 Vick Circle, Wilsonville, Alabama 35186, herein referred to as Grantors, in hand paid by **DONNIE DUKE AND WIFE, KRISTEN DUKE**, whose mailing address is 1179 Ferry Road, Columbiana, Alabama 35051, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 4 of The Homestead, Sector A, Phase II as recorded in Map Book 13, Page 87, in the Office of the Judge of probate of Shelby County, Alabama.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

Property Address: Vacant Lot Howard Hill Drive, Wilsonville, Alabama 35186

Date of Sale: June 20, 2013

Purchase Price: \$25,000.00

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

 Appraisal

 X Sales Contract

Other:

 Closing Statement

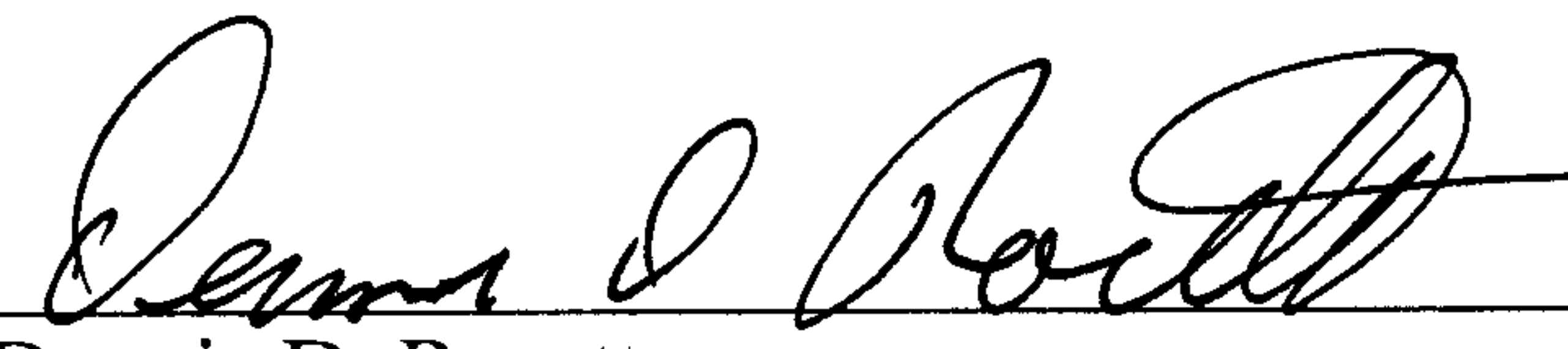
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that they are

lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their 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 except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 20th day of June, 2013.

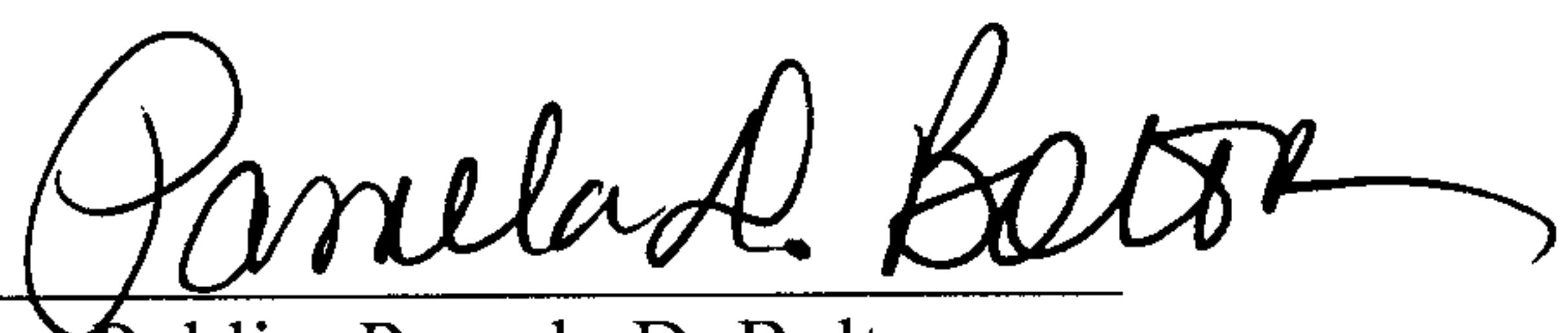

Dennis D. Rosetta


Melissa B. Rosetta

STATE OF ALABAMA §
 §
TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Dennis D. Rosetta and wife, Melissa B. Rosetta, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2013.


Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
45.3153


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