

This instrument was prepared by:
Matthew J. Hornsby, Attorney at Law
2107 5th Avenue North, Suite 401-D
Birmingham, AL 35203

Send Tax Notice To:
Starla Lolley
117 Hickory Point Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY***

That in consideration of One Hundred Forty-Nine Thousand Nine Hundred and No/100--- Dollars (\$149,900.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, Rick Burton and Christine Moss, as Co-Personal Representatives of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama; and herein referred to as grantor, and with full authority and power of sale, do grant, bargain, sell and convey unto Starla Lolley and Betty J. Green, herein referred to as grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Mineral and mining rights excepted, not owned by grantor.

\$147,184.00 of the above-recited purchase price was applied from the proceeds of a mortgage loan closed simultaneously herewith.

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 does not survive the other, then, the heirs and assigns of grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of June, 2013.

Rick Burton, as Co-Personal Representative of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama

Rick Burton, as Co-Personal Representative of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama

Christine Moss, as Co-Personal Representative of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama

Christine Moss, as Co-Personal Representative of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama

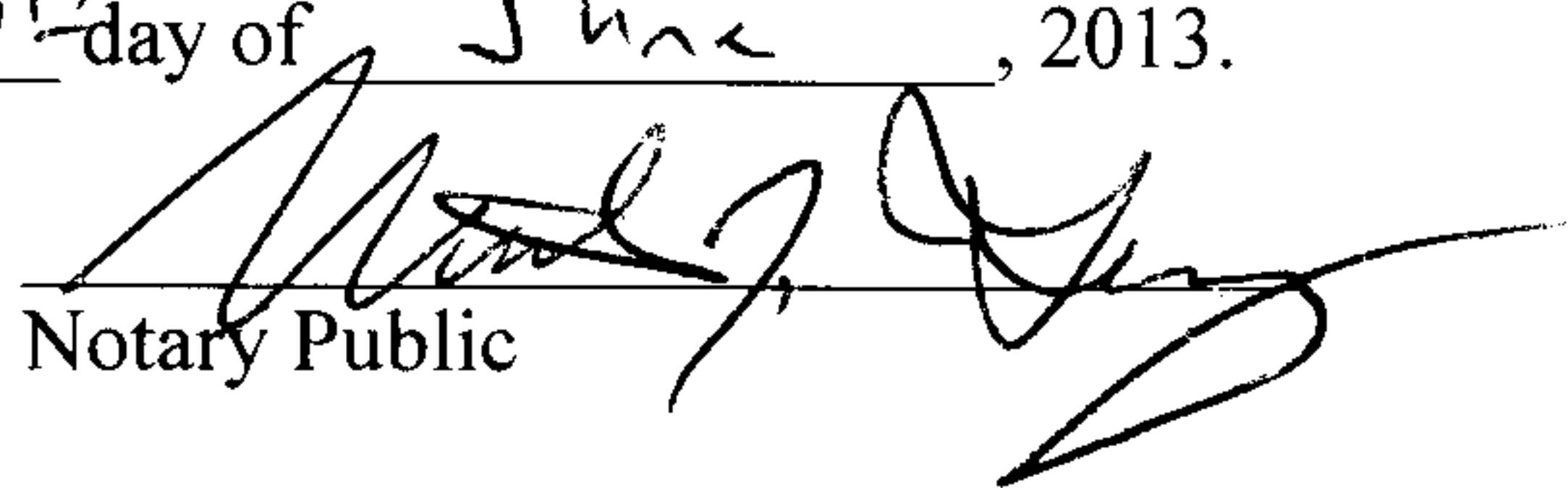
STATE OF ALABAMA*
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rick Burton, as Co-Personal Representative of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as said Co-Personal Representative and with full authority and power of sale, executed the same voluntarily an the day the same bears date.

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

My Commission Expires: 9/17/16


Notary Public

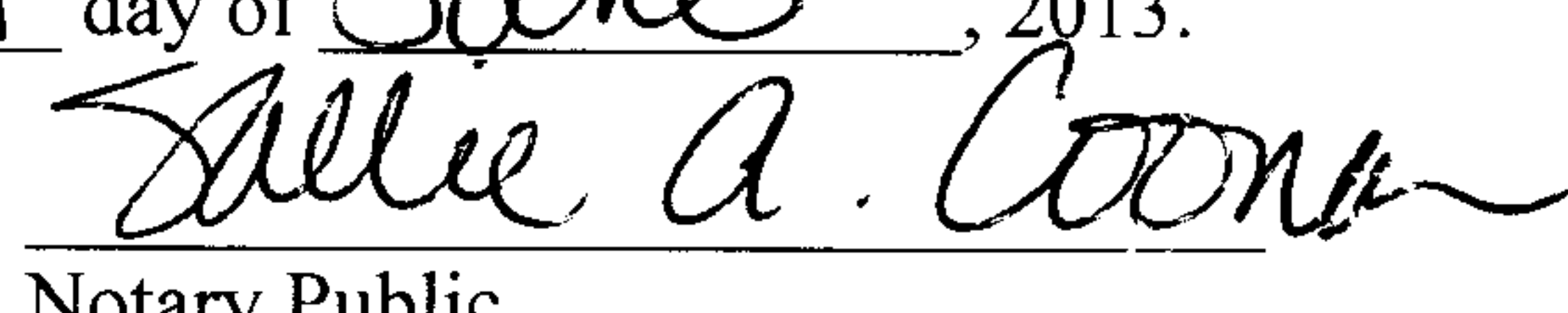
STATE OF FLORIDA *
ORANGE COUNTY*

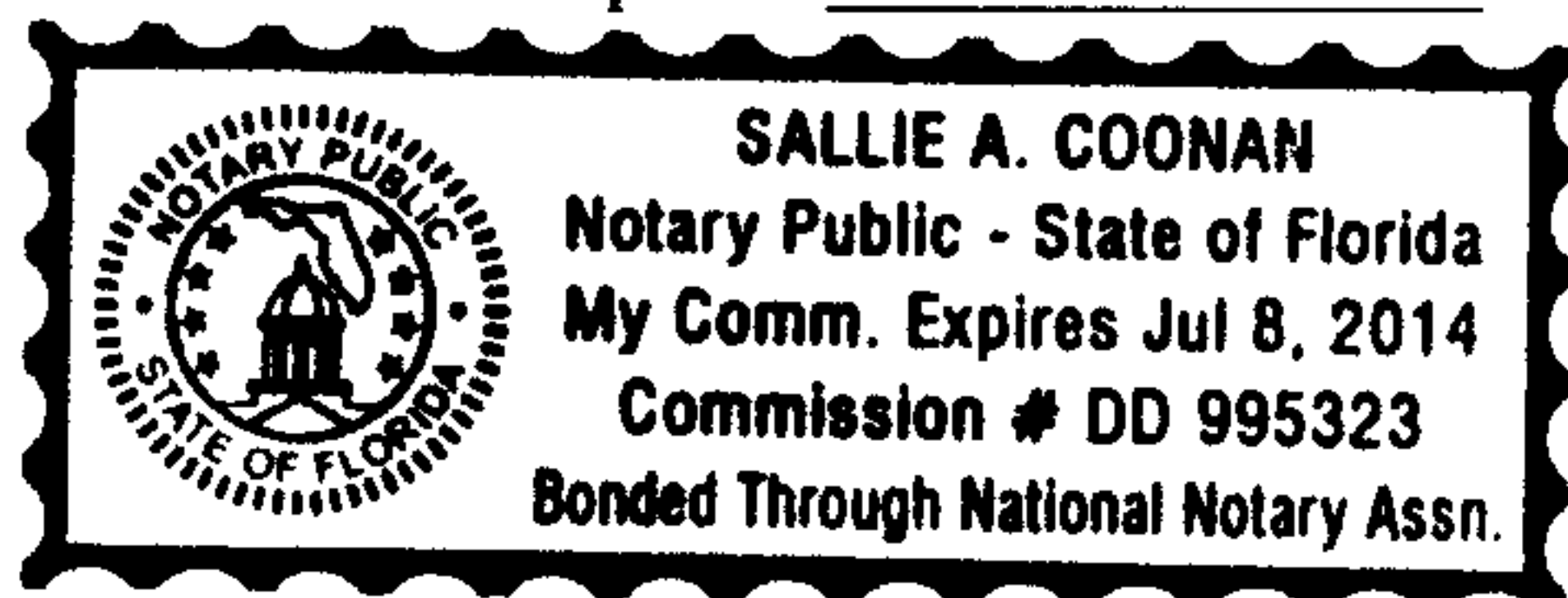
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christine Moss, as Co-Personal Representative of the Estate of Sam C. Gugliotta, deceased, Probate Case No PR-2013-000087, Shelby County, Alabama, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as said Co-Personal Representative and with full authority and power of sale, executed the same voluntarily an the day the same bears date.

Given under my hand and official seal, this 24 day of June, 2013.

My Commission Expires: _____


Notary Public



20130702000271640 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/02/2013 02:42:37 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 Estate of Angliotta
Mailing Address 2107 5th Ave. N.
Sfc 401-D
Birmingham, AL 35002

Grantee's Name Starla Lolley
Mailing Address 117 Hickory point Dr.
Helena, AL 35080

Property Address 117 Hickory point Dr.
Helena, AL 35080

Date of Sale 6/27/13
Total Purchase Price \$ 149,900.00



20130702000271640 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/02/2013 02:42:37 PM FILED/CERT

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 6/27/13

Print Rick Burton, Personal Representative

☐ Unattested


(verified by)

Sign Rick Burton, Personal Representative
(Grantor/Grantee/Owner/Agent) circle one