

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Robert P. Grosze, II  
279 O'Hara Dr.  
Chelsea, AL 35043

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Six Hundred Ten Thousand and 00/100 (\$610,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Steven J. Filoromo, and wife, Camille H. Filoromo**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert P. Grosze, II**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 2, according to the Survey of O'Hara Subdivision, as recorded in Map Book 35, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with the right to use the easement running from Tara Drive through O'Hara Subdivision as depicted on the plat of said O'Hara Subdivision.**

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.


Steven J. Filoromo and Camille H. Filoromo are the surviving Grantees of that certain deed recorded as Instrument No. 20050805000399560; other Grantee, Marvin L. Hartong having died on or about January 9, 2007.

\$417,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 07/22/2013  
State of Alabama  
Deed Tax: \$193.00

  
20130722000295840 1/3 \$211.00  
Shelby Cnty Judge of Probate, AL  
07/22/2013 09:57:43 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set his hand and seal this the 10th day of July, 2013.

  
Steven J. Filoromo



20130722000295840 2/3 \$211.00  
Shelby Cnty Judge of Probate, AL  
07/22/2013 09:57:43 AM FILED/CERT

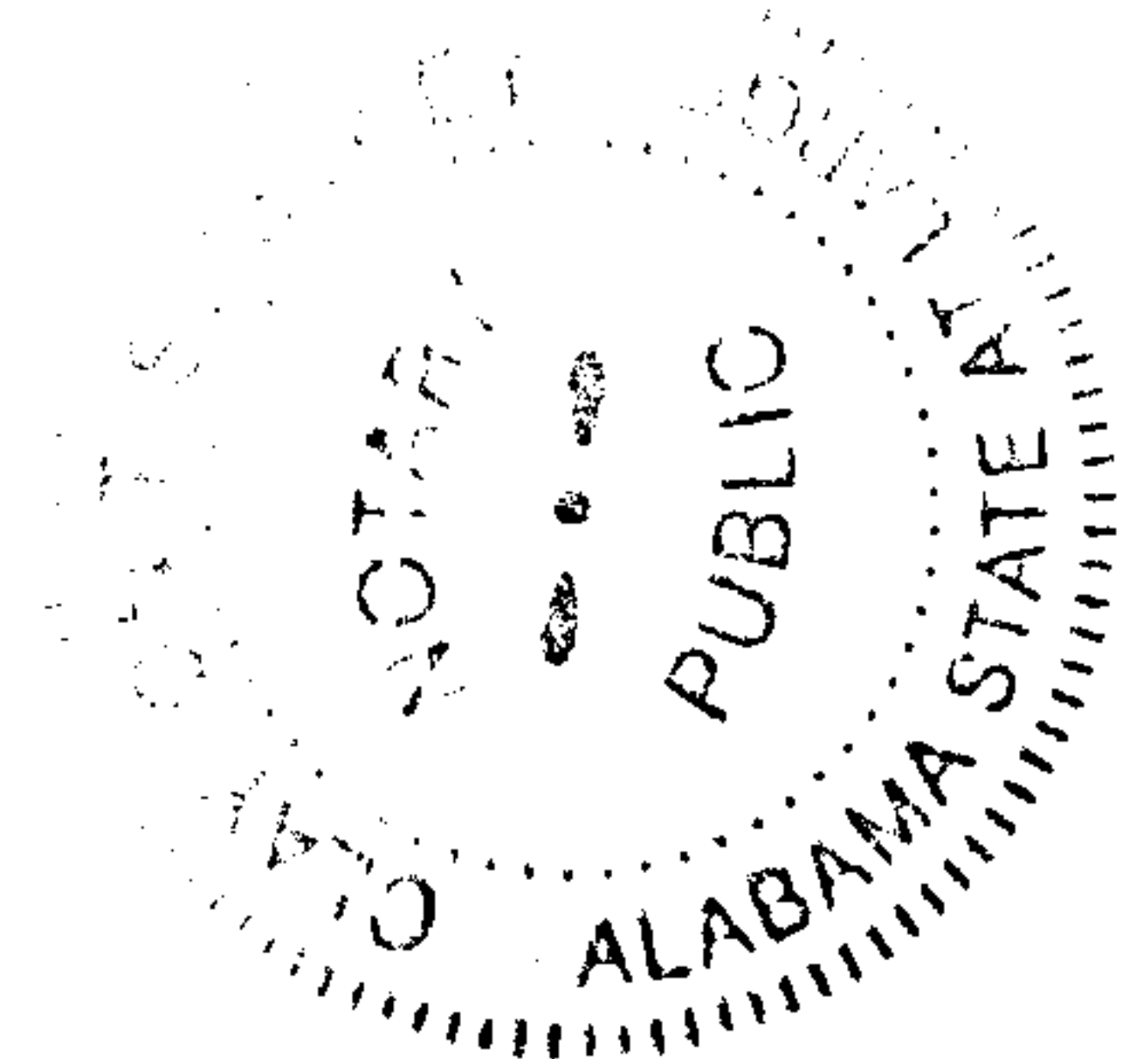
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven J. Filoromo, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of July, 2013.

  
NOTARY PUBLIC  
My Commission Expires:



IN WITNESS WHEREOF, said GRANTORS have hereunto set his hand and seal this the 7<sup>th</sup> day of July, 2013.

  
Camille H. Filoromo

STATE OF

Pennsylvania

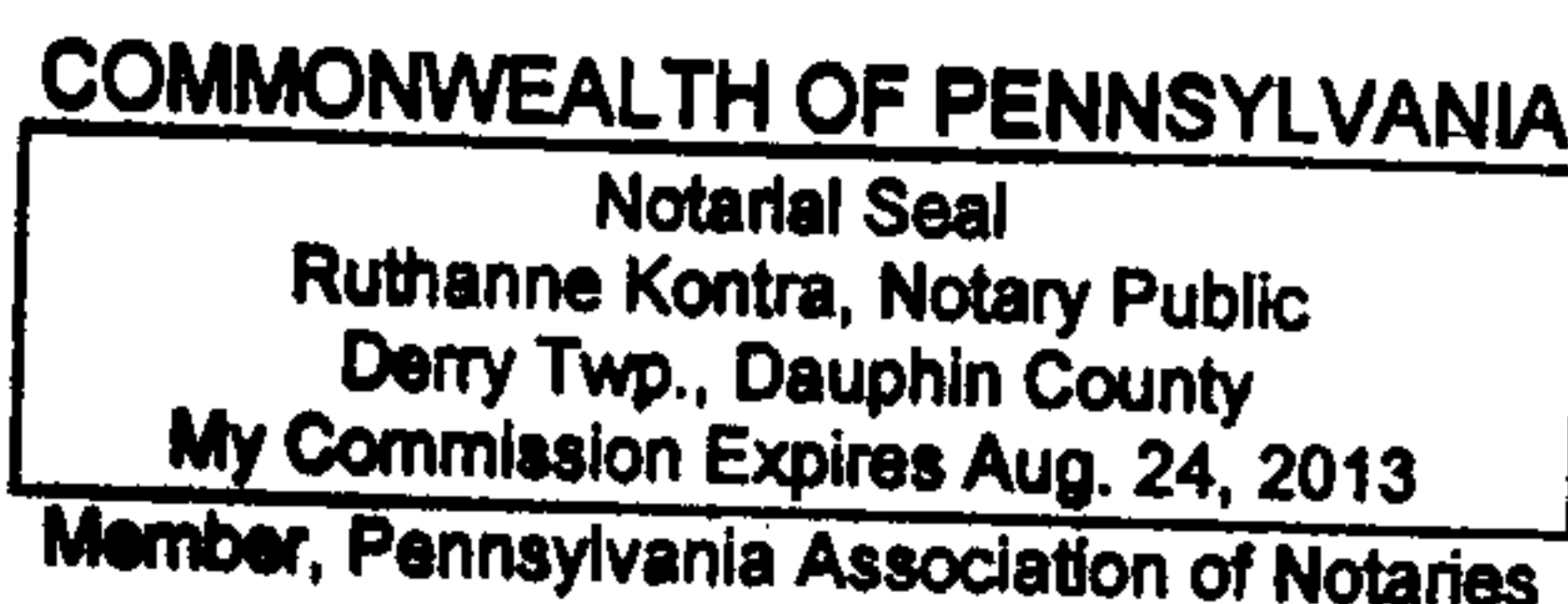
COUNTY OF

Dauphin

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Camille H. Filoromo, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9<sup>th</sup> day of July, 2013.

  
NOTARY PUBLIC  
My Commission Expires:





# Real Estate Sales Validation Form

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

Grantor's Name Steven J. Filoromo  
Mailing Address Camille H. Filoromo  
296 Grandview Rd.  
Hummelstown, PA 17036


Grantee's Name Robert P. Grosze, II  
Mailing Address 279 O'Hara Dr.  
Chelsea, AL 35043

Property Address 279 O'Hara Dr.  
Chelsea, AL 35043

Date of Sale July 10, 2013  
Total Purchase Price \$ 610,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

  
20130722000295840 3/3 \$211.00  
Shelby Cnty Judge of Probate, AL  
07/22/2013 09:57:43 AM FILED/CERT

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  
☐ Sales Contract ☐ Other  
☒ 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 \_\_\_\_\_

Print Steven J. Filoromo and Camille H. Filoromo

☐ Unattested

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

(verified by)