

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20130820000339590 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/20/2013 11:25:19 AM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF FLORIDA
COUNTY OF ORANGE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Five Thousand and no/100's Dollars (\$175,000.00)** to the undersigned grantor,

Joe Weber as Trustee of The Weber Living Trust

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Jessica Anne Tortorigi and James O. Runyans, IV

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. The lien of Ad Valorem taxes for the year 2013, and subsequent years. 2013 taxes are a lien but neither due nor payable until October 1, 2013.**
- 2. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
- 3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
- 4. Such state of facts as shown on the plat of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.**
- 5. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 268, Page 189, and any amendments thereto, in the Probate Office of Shelby County, Alabama.**
- 6. Right of way granted to Alabama Power Company as set forth in Book 270, 22 and**

Shelby County, AL 08/20/2013
State of Alabama
Deed Tax: \$3.50

Book 104, Page 213.

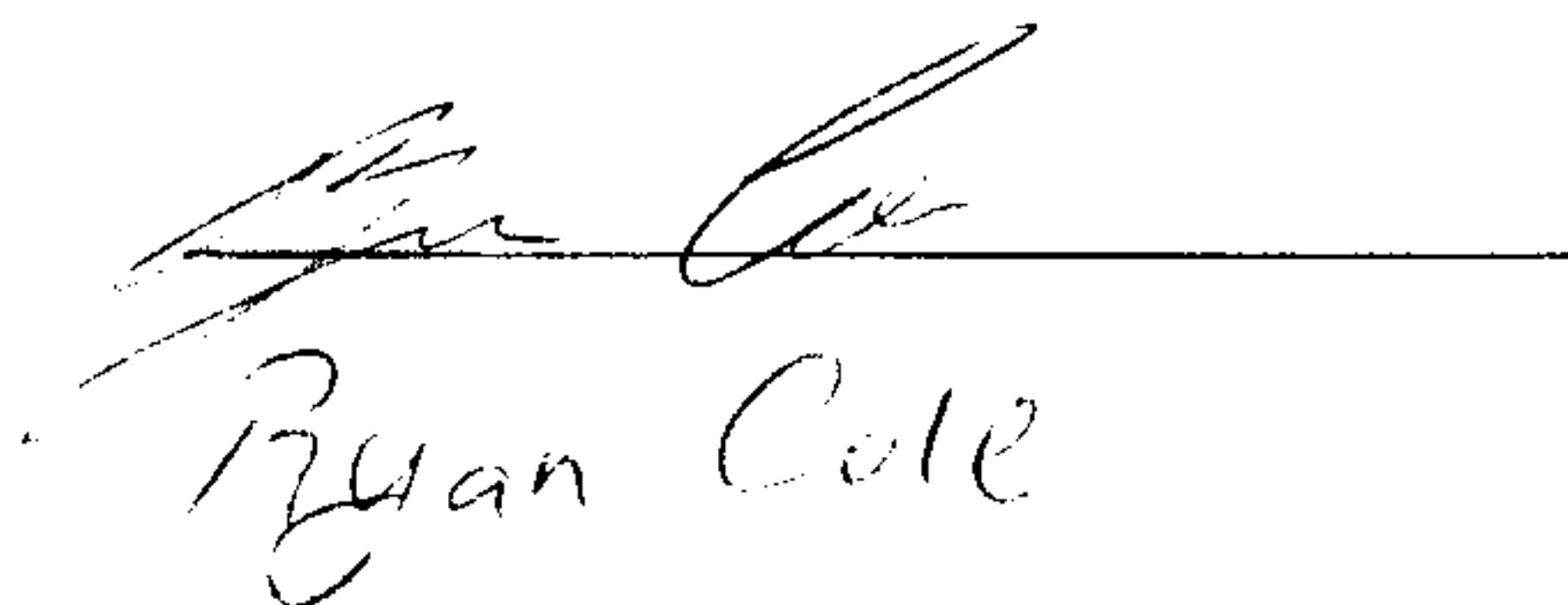
\$171,830.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees 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 the grantees herein shall take as tenants in common.

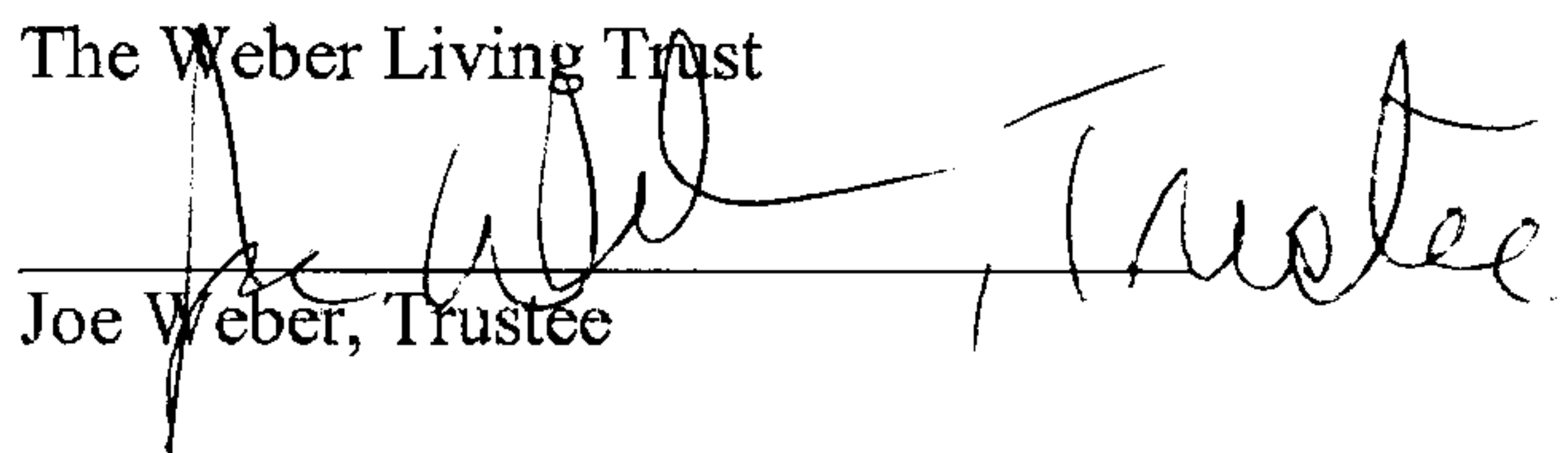
And we do, for ourselves and for our heirs, executors, administrators and successors covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 14th day of August, 2013.

WITNESS:

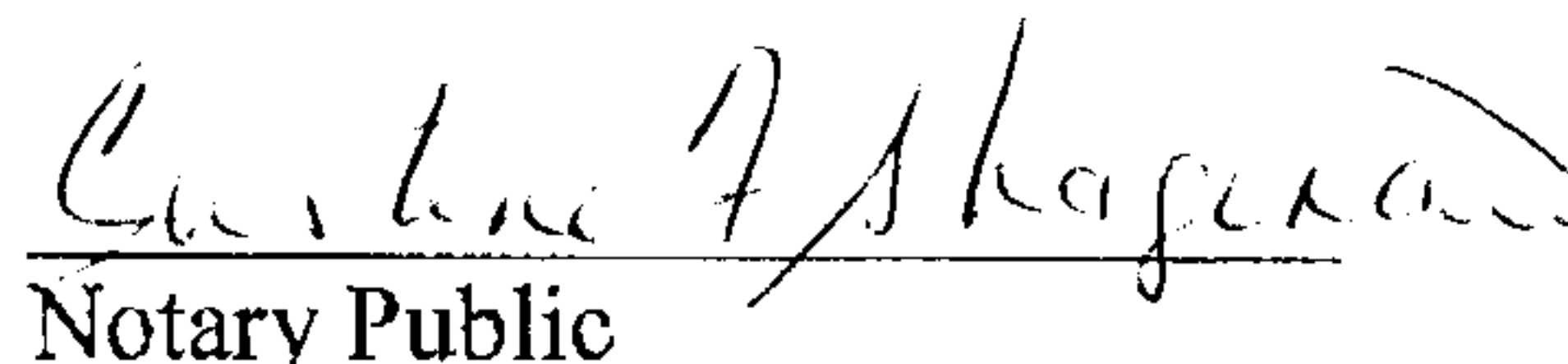

Ryan Cole

STATE OF FLORIDA
COUNTY OF ORANGE

The Weber Living Trust
By: 
Joe Weber, Trustee

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe Weber, whose name as Trustee of the The Weber Living Trust is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Trustee executed the same voluntarily and as the act of The Weber living Trust on the day the same bears date.

Given under my hand and seal this the 14th day of August, 2013.


Notary Public

SEND TAX NOTICE TO:
Jessica Anne Tortorigi
5013 Mineola Lane
Birmingham, Alabama 35244

 CRISTINE F. SHAGINAW
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD979977
Expires 4/7/2014


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Real Estate Sales Validation Form

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

Grantor's Name: The Weber Living Trust

Grantees' Name: Jessica Anne Tortorigi
James O. Runyans IV

Mailing Address: 19663 Knight Tale Lane
Orlando, FL 32833

Mailing Address: 30 Sage Drive
Pell City, AL 35128

Properly Address: 5013 Mineola Lane
Birmingham, AL 35244

Date of Transfer: August 15, 2013

Total Purchase Price \$175,000.00

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: August 15, 2013

The Weber Living Trust-grantor

Sign

verified by Joe Weber-Trustee

x

Sign

Jessica Anne Tortorigi-grantee

x

Sign

James O. Runyans IV-grantee

x

RT-1



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