

This Instrument was Prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Mitchell S. Muda
Amy S. Mudano
108 Oak Tree Drive
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Four Hundred Twenty Thousand Dollars and No Cents (\$420,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **William E. Cone Jr. and Sandra N. Cone, husband and wife, whose mailing address is 469 Tocoa Road, Helena, AL 35080** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Mitchell S. Mudano and Amy S. Mudano, husband and wife, whose mailing address is 108 Oak Tree Drive, Hoover, AL 35244** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1913 Forest Knoll Drive, Hoover, AL 35244**; to wit;

LOT 603, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 14TH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 154, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 8, Page 154.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Easement/right-of-way to Alabama Power Company as recorded in Real 55, Pages 171 and 172 and Real 354, Page 366.

Easement/right-of-way to Alabama Power Company as recorded in Deed Volume 353, Page 979.

Restrictive covenants as recorded in Real 55, Page 171 and Real 353, Page 475 and Deed Volume 34, Page 549.

Mineral and Mining Rights as recorded in Deed Book 6, Page 15 and Deed Book 127, Page 140.00

Declaration of Protective Covenants Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14, Page 536, and amended in Misc. 17, Page 550 and further amended in Deed Book 354, Page 366.

50 foot building line as shown on recorded map.

10 foot easement on rear of lot and restrictions as shown on recorded map.

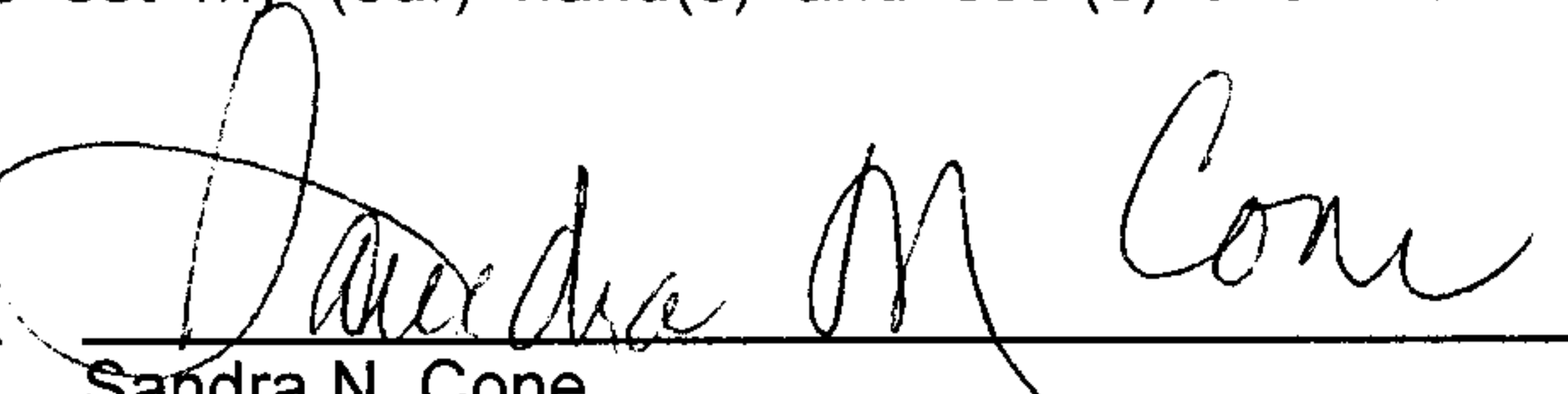
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the 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 the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of September, 2013.



William E. Cone Jr.



Sandra N. Cone

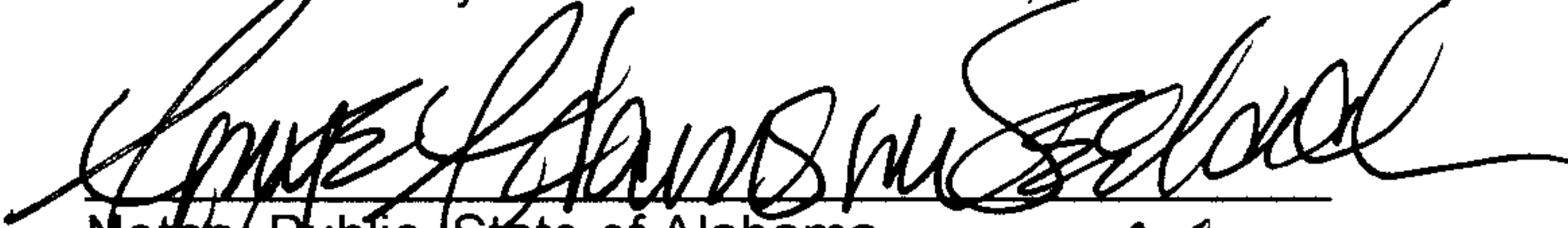
State of Alabama

} General Acknowledgment

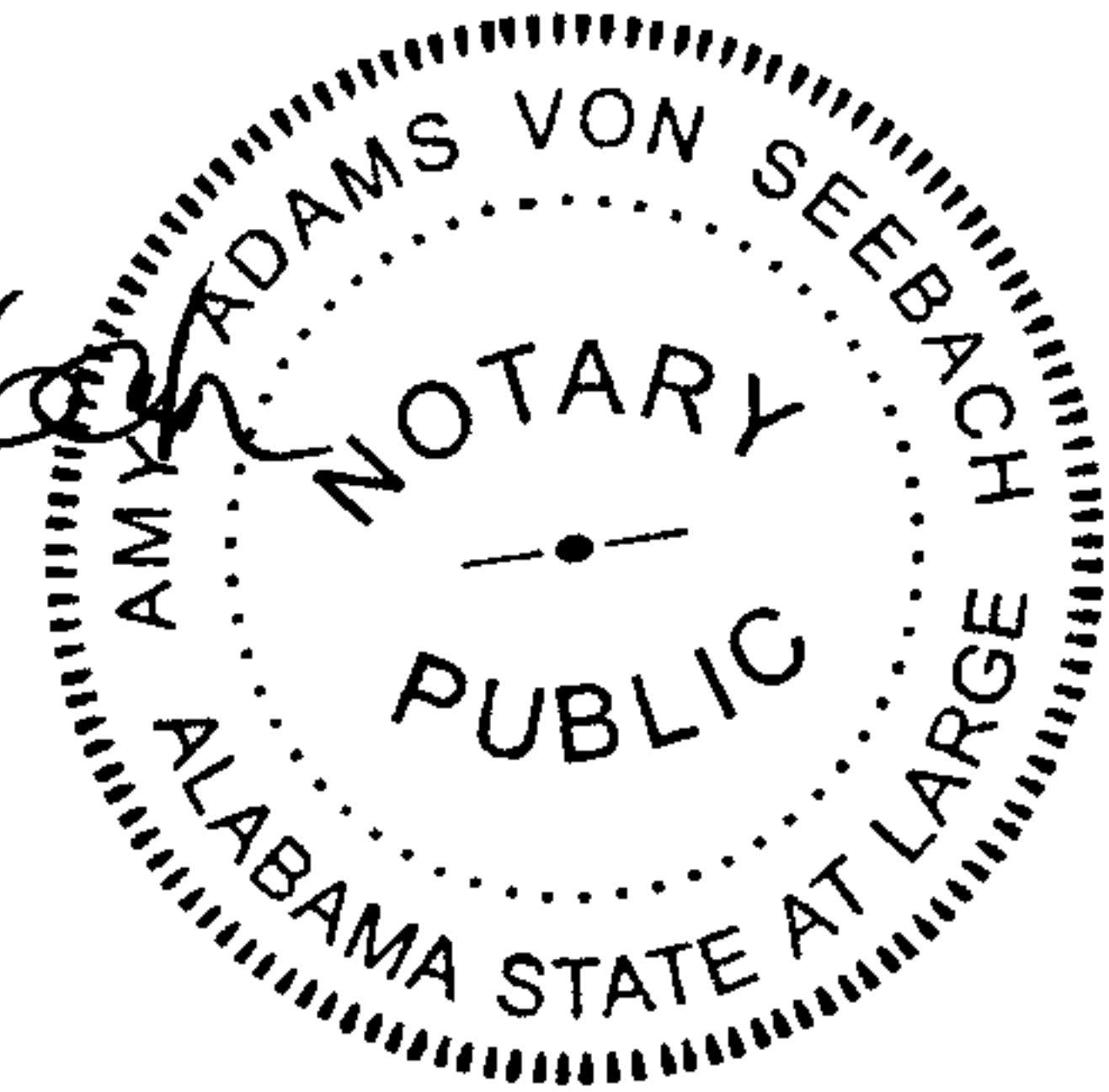
Jefferson County


I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that William E. Cone Jr. and Sandra N. Cone, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of September, 2013.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary Amy Adams von Seebach
My Commission Expires: JUNE 17, 2017 MY COMMISSION EXPIRES




20130918000377680 2/3 \$62.00
Shelby Cnty Judge of Probate, AL
09/18/2013 01:46:58 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	William E. Cone Jr. Sandra N. Cone	Grantee's Name	Mitchell S. Mudano Amy S. Mudano
Mailing Address	<u>469 Tocoa Road</u> <u>Helena, Alabama 35080</u>	Mailing Address	<u>108 Oak Tree Drive</u> <u>Hoover, Alabama 35244</u>
Property Address	<u>1913 Forest Knoll Drive</u> <u>Hoover, Alabama 35244</u>	Date of Sale	<u>September 12, 2013</u>
		Total Purchase Price	<u>\$420,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 September 12, 2013

Print WILLIAM E. CONE JR

Unattested

Sign W E Cone Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

