


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Eric W. Gennari and Georgia S. Gennari
289 Oaklyn Hills Drive
Chelsea, AL 35043

WARRANTY DEED


20131001000393240 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
10/01/2013 12:21:35 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars (\$262,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Wendy B. Sanders, formerly known as Wendy B. St. John, and husband Thomas E. Sanders (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Eric W. Gennari and Georgia S. Gennari (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 111, according to the Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, page 17, in the Probate Office of Shelby County, Alabama.



Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Fifty-Seven Thousand Seven Hundred Forty-Four And No/100 Dollars (\$257,744.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 27, 2013.

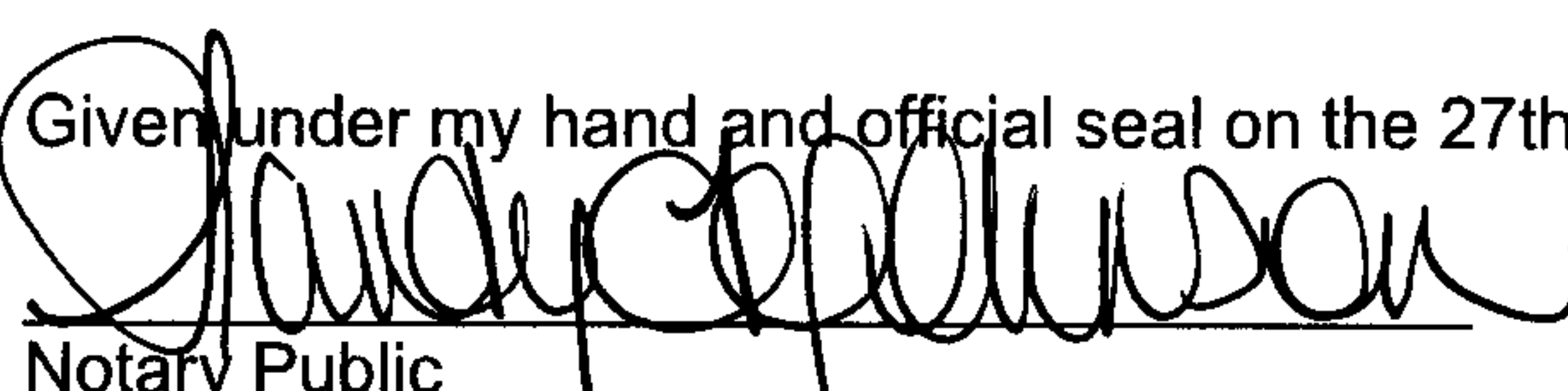

Wendy B. Sanders

Thomas E. Sanders

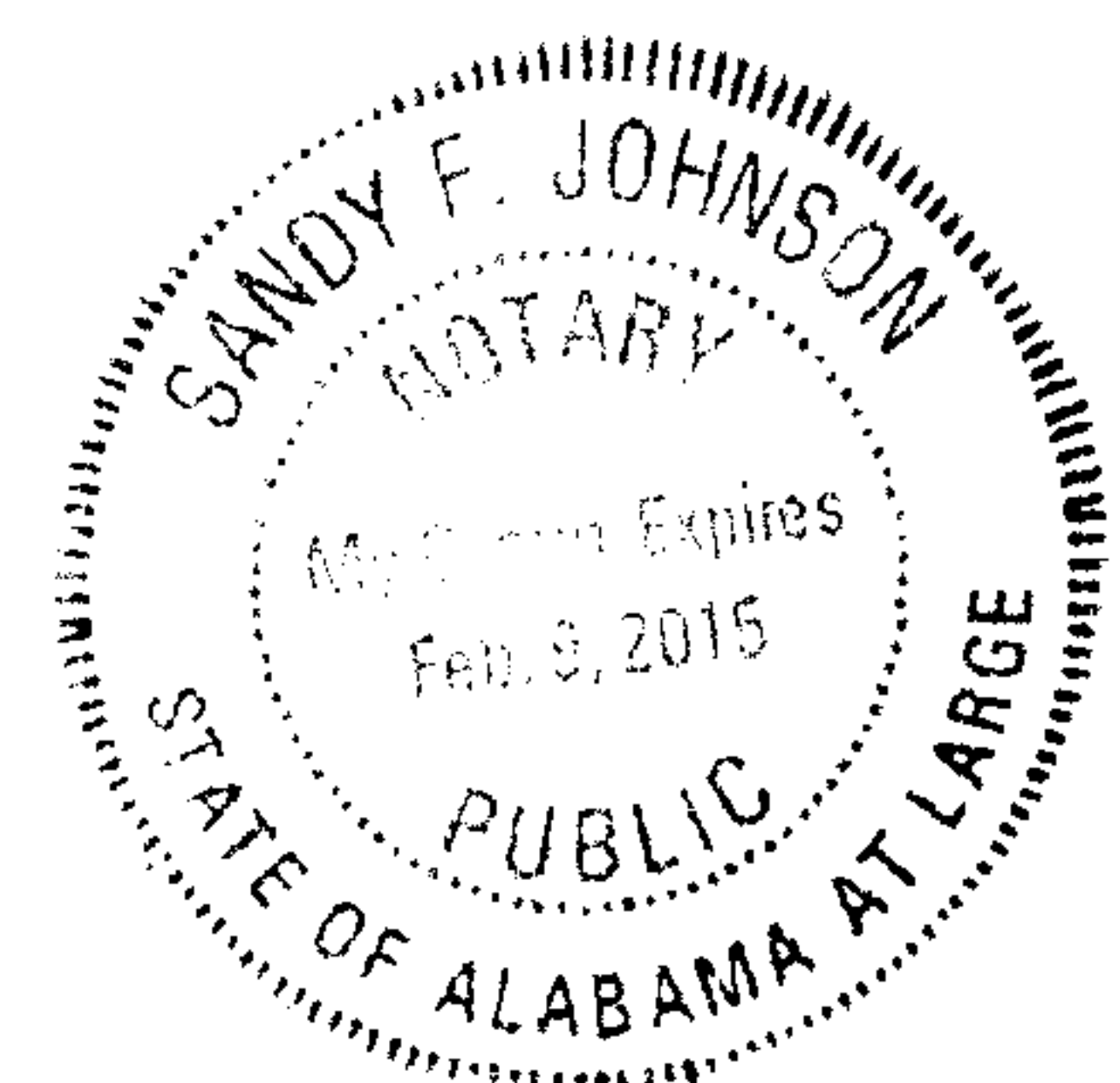
Shelby County, AL 10/01/2013
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendy B. Sanders and Thomas E. Sanders, 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 on the day same bears date.

Given under my hand and official seal on the 27th day of September, 2013.


Notary Public
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 Wendy B. Sanders
Mailing Address 289 Oaklyn Hills Drive
Chelsea, AL 35043

Grantee's Name Eric W. Gennari and Georgia S. Gennari
Mailing Address 187 Stonebridge Circle
Pelham, AL 35124

Property Address 289 Oaklyn Hills Drive
Chelsea, AL 35043

Date of Sale September 27, 2013
Total Purchase Price \$262,500.00

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.

Instructions

4

Grantor's name and mailing address - Wendy B. Sanders, 289 Oaklyn Hills Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Eric W. Gennari and Georgia S. Gennari, 187 Stonebridge Circle, Pelham,
AL 35124.

Property address - 289 Oaklyn Hills Drive, Chelsea, AL 35043

Date of Sale - September 27, 2013.

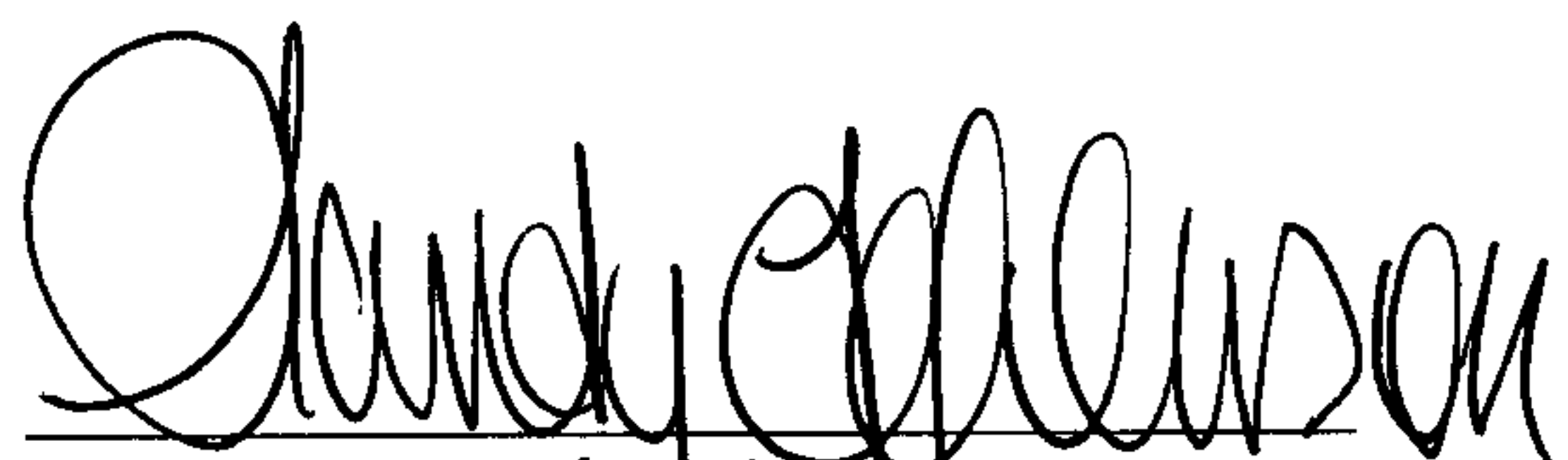
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.


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: September 27, 2013

Sign 
Agent


20131001000393240 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
10/01/2013 12:21:35 PM FILED/CERT