


This Instrument Prepared By:
Albert E. Ritchey, Attorney at Law
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice To:
Pete Anella, Jr.
5360 Pineywood Road
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

PERSONAL REPRESENTATIVE DEED


20131112000444780 1/3 \$354.50
Shelby Cnty Judge of Probate, AL
11/12/2013 01:47:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, Peter Anthony Anella, Jr., as Personal Representative of the Estate of Peter Anthony Anella, Sr., deceased, as set out in Case No. PR-2013-000425 in the Probate Court of Shelby County, Alabama ("Grantor"), in hand paid by Peter Anthony Anella, Jr. and wife, Alessia Anella ("Grantees"), the receipt of which is hereby acknowledged, said Grantor does grant, bargain, sell and convey unto Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 2 and 2-A, in a Resurvey of G. S. Cross Estate, according to map of said subdivision, as Recorded in the Probate office of Shelby County, Alabama, in Map Book 5, Page 28, said lots being the same as Lots 2 and 2-A, in Gordon Cross Estates, as recorded in Map Book 5, Page 15.

Subject to:

1. Ad valorem taxes for the current tax year and future years, which the Grantees herein assume and agree to pay.
2. Restrictions, easements and rights of way of record.

(Peter Anthony Anella, Jr. is the sole beneficiary of the above property under the Last Will & Testament of Peter Anthony Anella, Sr., but has chosen to add his wife, Alessia Anella, as joint owner with right of survivorship to this deed)

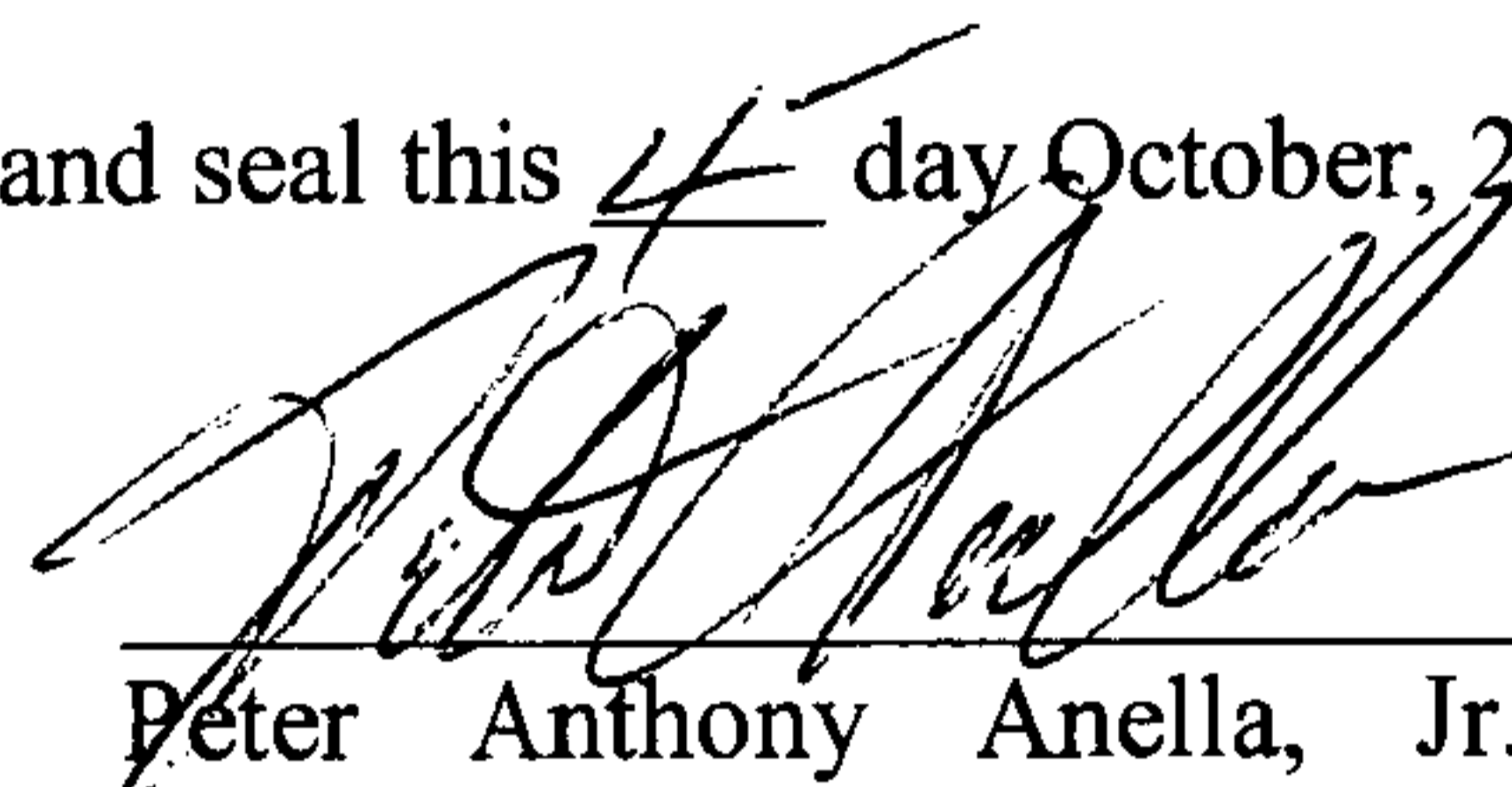
(This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client)

TO HAVE AND TO HOLD to Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs, personal representatives and assigns of such

survivor forever, together with every contingent remainder and right of reversion.

Grantor, for himself, and for his successors and assigns, warrants and agrees with the Grantees, their heirs, personal representatives and assigns, that he is lawfully the Personal Representative of the Estate of Peter Anthony Anella, Sr., deceased, and has power to convey the property as stated above. Grantor further covenants that he has in all respects made this conveyance pursuant to the authority granted by the Last Will and Testament of Peter Anthony Anella, Sr., deceased, and that he has not done or suffered any act since he became Grantor as stated above under which the above-granted premises, or any part of the premises, now are, or at any time in the future, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, Peter Anthony Anella, Jr., as Personal Representative of the Estate of Peter Anthony Anella, Sr., deceased, has hereunto set his hand and seal this 4 day October, 2013.



Peter Anthony Anella, Jr., as Personal Representative of the Estate of Peter Anthony Anella, Sr., deceased

STATE OF Alabama)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a notary public, in and for said County in said State, hereby certify that Peter Anthony Anella, Jr., whose name as Personal Representative of the Estate of Peter Anthony Anella, Sr., deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that being informed of the contents of the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date, for and on behalf of the Estate of Peter Anthony Anella, Sr., deceased.

Given under my hand and official seal this the 4 day of October, 2013.



Notary Public

My Commission Expires: 08/02/2016

Real Estate Sales Validation Form

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

Grantor's Name Peter Anthony Anella, Jr., as Personal
Mailing Address Representative of the Estate of Peter
Anthony Anella, Sr., deceased
5360 Pineywood Road, Birmingham, AL 35242

Grantee's Name Peter Anthony Anella, Jr. & wife, Alessia Anella
Mailing Address 5360 Pineywood Road
Birmingham, AL 35242

Property Address 5360 Pineywood Road
Birmingham, AL 35242

Date of Sale 10/4/2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 334,270.00

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 av

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.

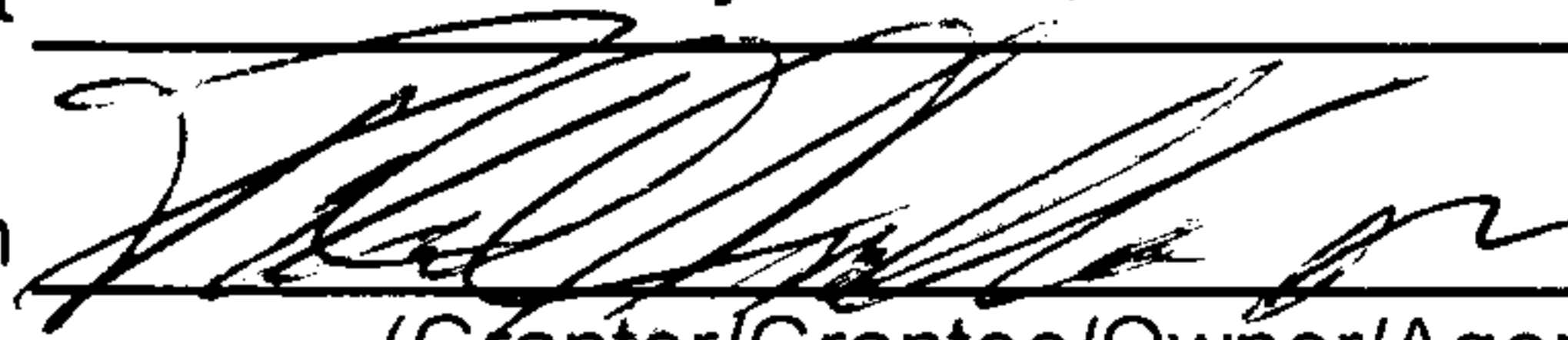
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10/16/13

Print Peter Anthony Anella, Jr.

Sign



Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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