

This instrument was prepared by:  
Denise J. Pomeroy  
1130 22nd Street South, Suite 4000  
Birmingham, Alabama 35205

Send Tax Notice to:  
Tena D'onze  
115 Holland Circle  
Pelham, Alabama 35124

### **STATUTORY WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, Vincent F. Cirel, a single man formerly married to Tena D'onze (formerly Tena Donze Cirel), and Tena D'onze, a single woman formerly married to Vincent F. Cirel (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto TENA D'ONZE (formerly TENA DONZE CIREL) (hereinafter referred to as GRANTEE), a single woman formerly married to Vincent F. Cirel, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 83, according to the Final Plat of Holland Lakes, Sector One as recorded in Map Book 34 Page 85 in the Probate Office of Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, conditions, and restrictions executed by the Grantors and filed for record as Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

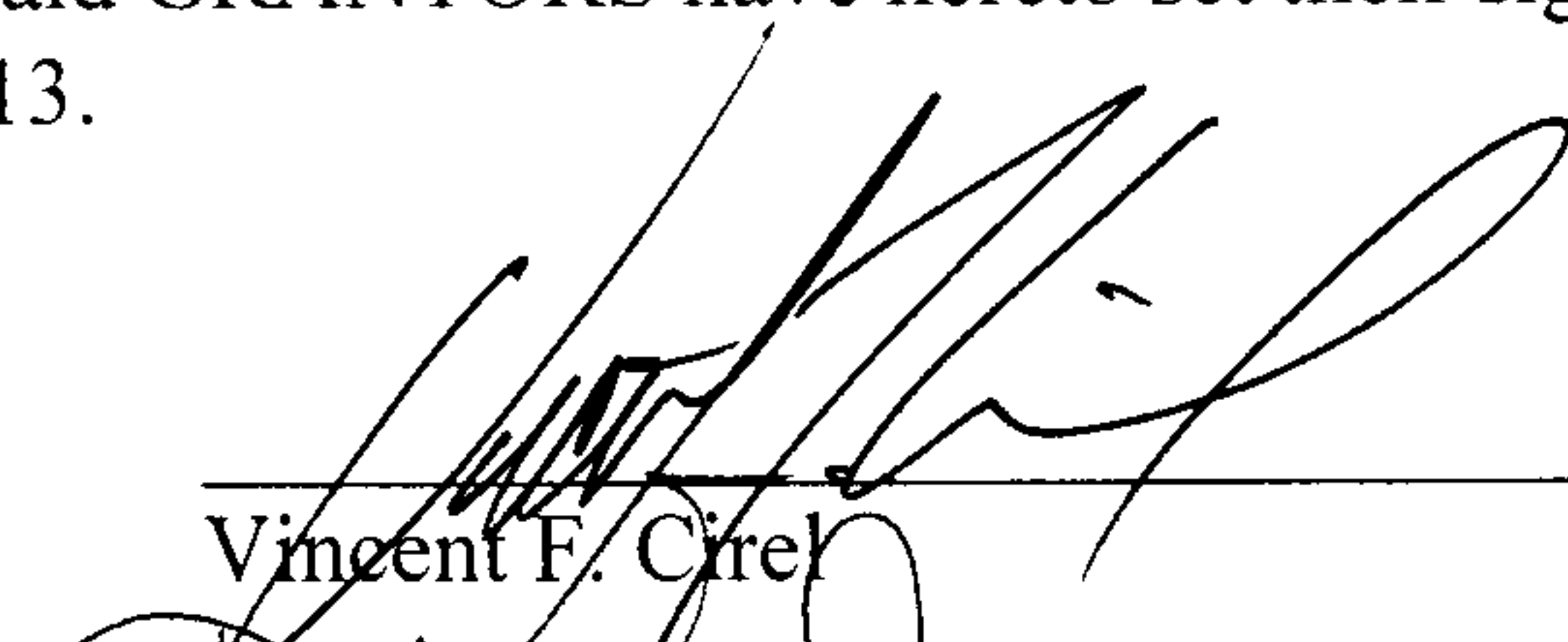
Subject to easements, restrictions and reservations of record, if any.

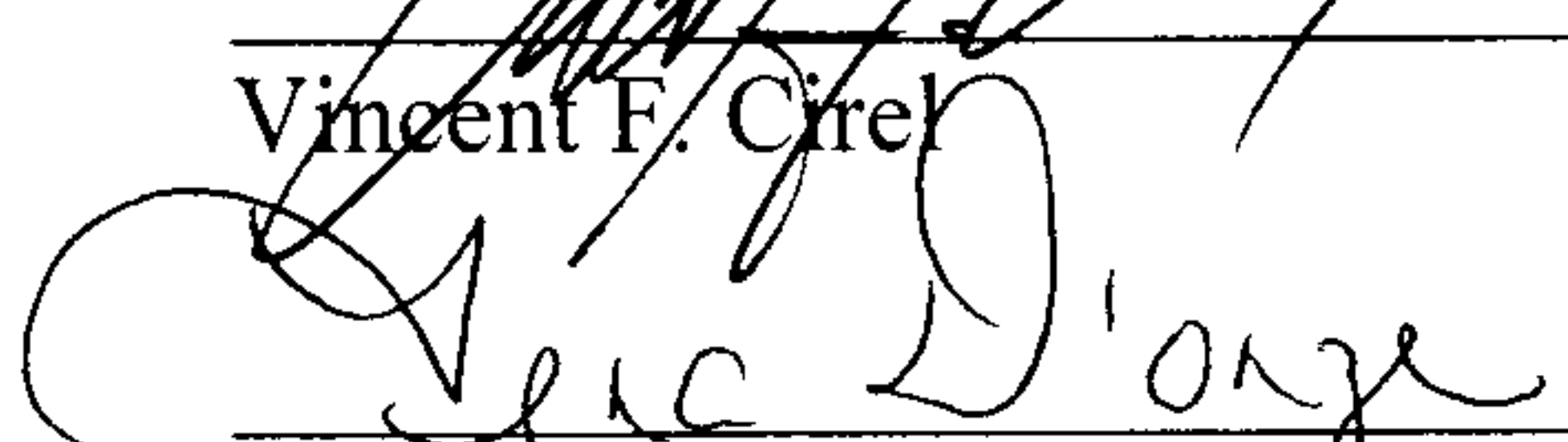
This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. 01 DR 2010-900223, in the Circuit Court of Jefferson County, Alabama.

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

And subject to the foregoing, GRANTORS will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seals this 14 day of November, 2013.

  
\_\_\_\_\_  
Vincent F. Cirel (SEAL)

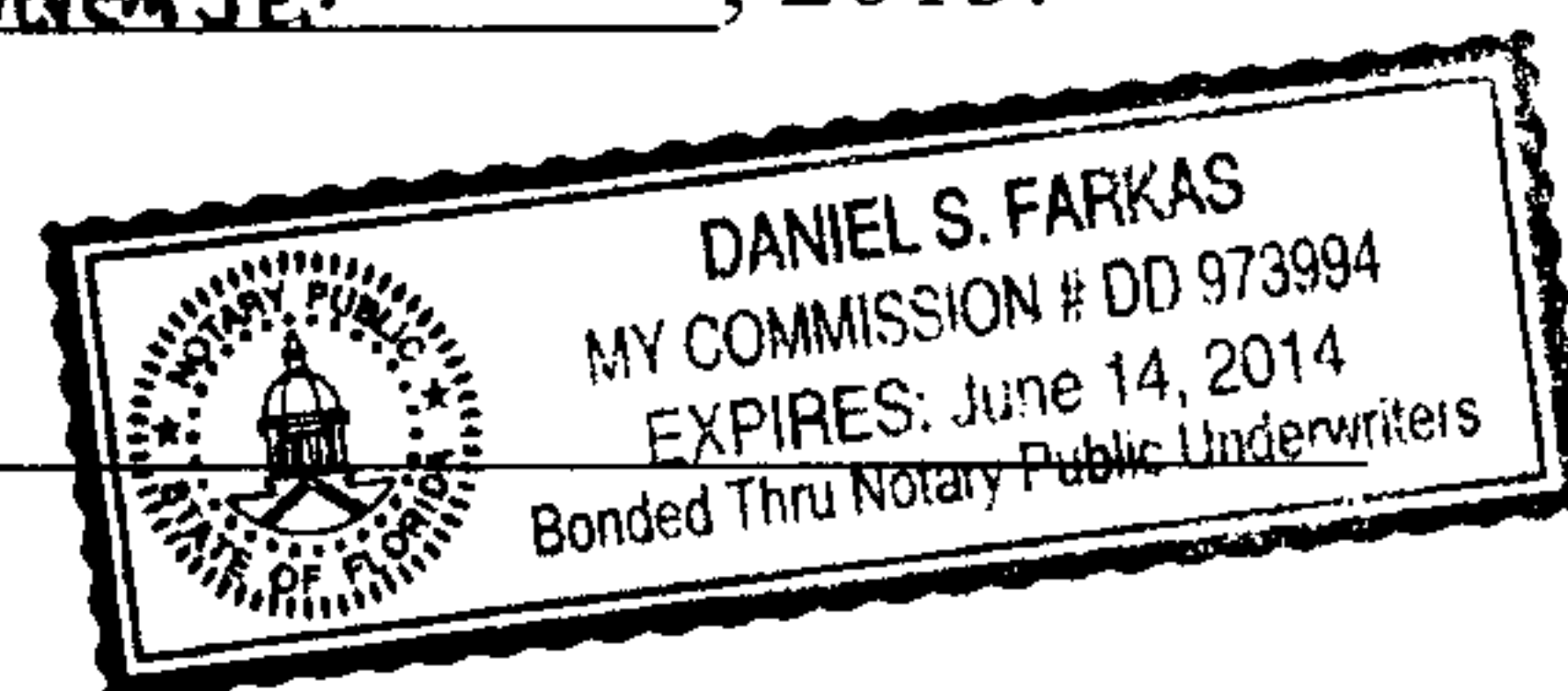
  
\_\_\_\_\_  
Tena D'onze (formerly Tena Donze Cirel) (SEAL)

STATE OF Florida )  
Miami Dade COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent F. Cirel, a single man formerly married to Tena D'onze, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 14 day of November, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tena D'onze, a single woman formerly married to Vincent F. Cirel, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily.

Given under my hand and official seal this the 22nd day of October, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires = 7-26-14



## Real Estate Sales Validation Form

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

Grantor's Name Vincent F. Cirel  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Tena Dónze  
Mailing Address 115 Holland Circle  
Pelham, AL 35124  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 115 Holland Circle  
Pelham, Alabama 35124  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ n/a  
or  
Actual Value \$ n/a  
or

Assessor's Market Value \$ 59,100.00\*\*

\$118,200 assessed value divided by 2 = \$59,100 (per Final Judgment of Divorce, DR 2010-900223)

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

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 10/22/13

Print Tena Dónze

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Denise J. Pomeroy

(verified by)



20131203000468400 3/3 \$80.50  
Shelby Cnty Judge of Probate, AL  
12/03/2013 11:58:10 AM FILED/CERT

Form RT-1