

This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Mary Elizabeth Kent
235 Vineyard Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Ninety Thousand One dollars and Zero cents (\$190,001.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Josephine M. Vicenzi, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary Elizabeth Kent** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 75, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27-A & 27-B, in the Probate Office of Shelby County, Alabama.

Josephine M. Vicenzi is the surviving Grantee of that certain Warranty Deed recorded in Inst. #20090506000169310, the other Grantee, Edward M. Vicenzi, having died on or about July 24, 2011.

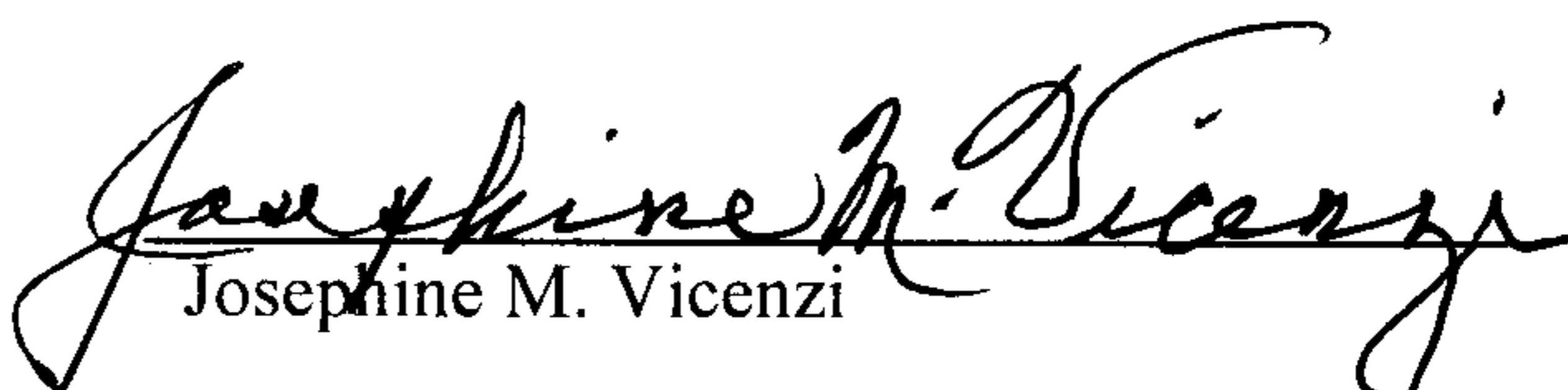
SUBJECT TO:

1. Ad Valorem taxes for the year 2014, which are a lien not yet due and payable.
2. Restrictions, Easements and Right of Ways of record, if any.
3. Minerals and mining rights not owned by Grantor, if any.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of January, 2014.

_____ (SEAL)  (SEAL)
Josephine M. Vicenzi

STATE OF ALABAMA

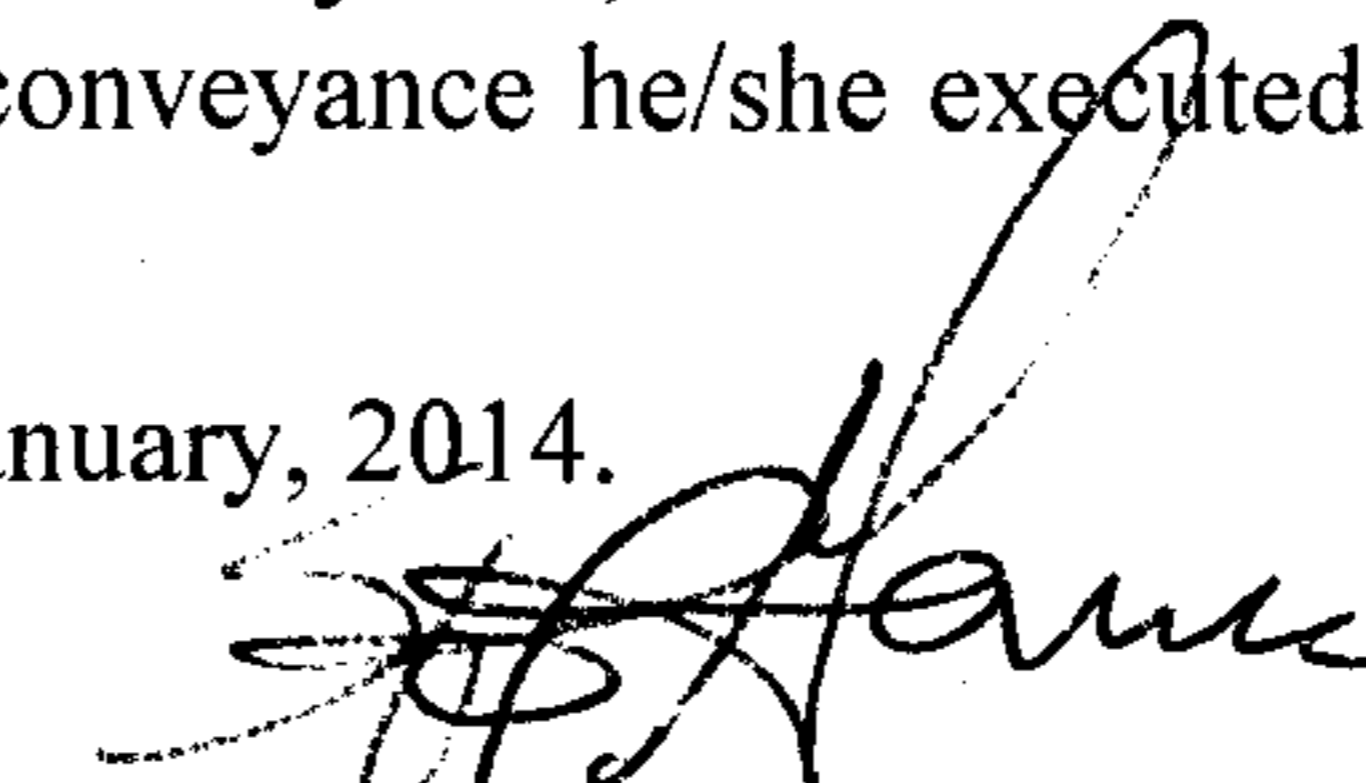
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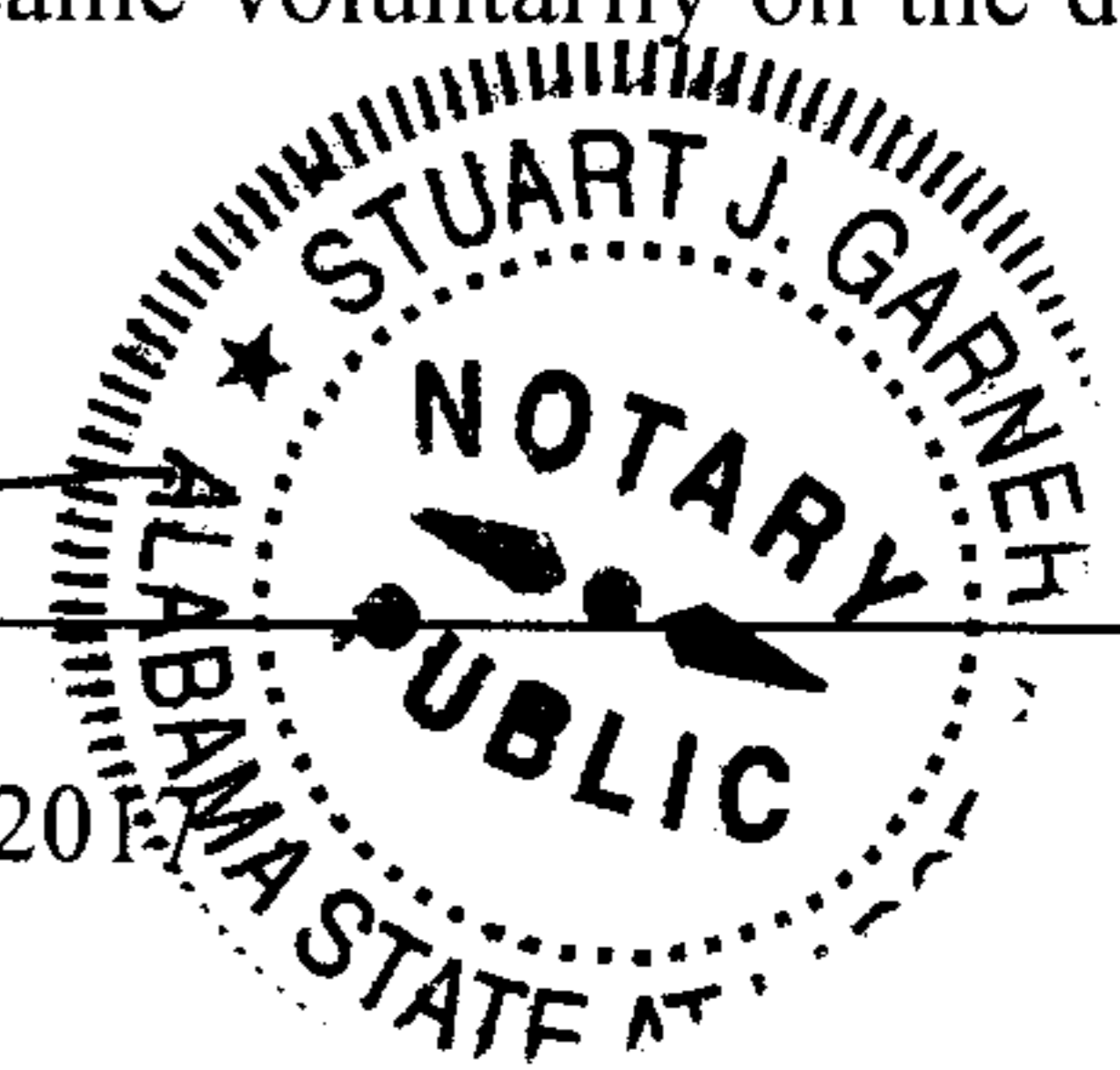

General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for the said County, in said State, hereby certify that Josephine M. Vicenzi, an unmarried woman, whose name is signed to 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2014.


Stuart J. Garner, Notary Public
My Commission Expires: 8/19/2015

20140131000027900 1/2 \$207.50
Shelby Cnty Judge of Probate, AL
01/31/2014 10:54:54 AM FILED/CERT

Shelby County, AL 01/31/2014
State of Alabama
Deed Tax: \$190.50

Real Estate Sales Validation Form

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

Grantor's Name Josephine M. Vicenzio
Mailing Address 1213 Narrows Pt Nook
Birmingham, AL 35242

Grantee's Name Mary Elizabeth Kent
Mailing Address 235 Vineyard Lane
Birmingham, AL 35242

Property Address 235 Vineyard Lane
Birmingham, AL
35242

Date of Sale 1/23/2014
Total Purchase Price \$ 190,001
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

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 1/23/14

Print Josephine M. Vicenzi

Unattested [Signature]
(verified by)

Sign Josephine M. Vicenzi
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

