

WARRANTY DEED



2014032000077650 1/2 \$332.00
Shelby Cnty Judge of Probate, AL
03/20/2014 01:46:59 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Fifteen Thousand and 00/100 (\$315,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged. I/we **VERNON DALE SERRANO, JR.** and **SUZANNE O. SERRANO, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JODY DOUGLAS, AS TRUSTEE OF THE 2013 AMENDMENT AND RESTATEMENT OF THE JODY DOUGLAS 2006 REVOCABLE TRUST**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 80, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE III, AS RECORDED IN MAP BOOK 33, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

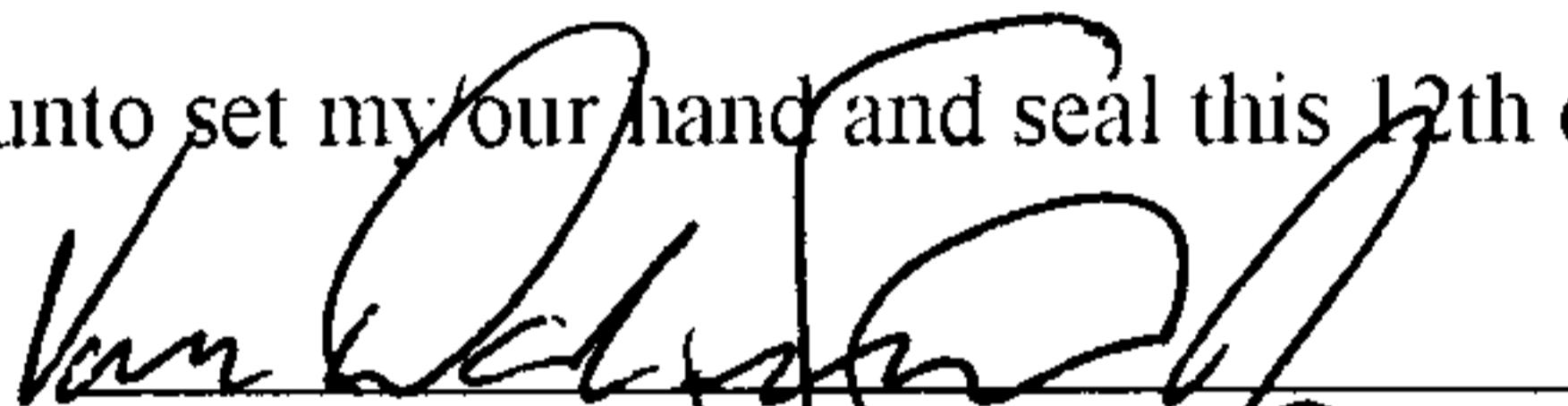
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my our hand and seal this 12th day of March, 2014.


VERNON DALE SERRANO, JR.

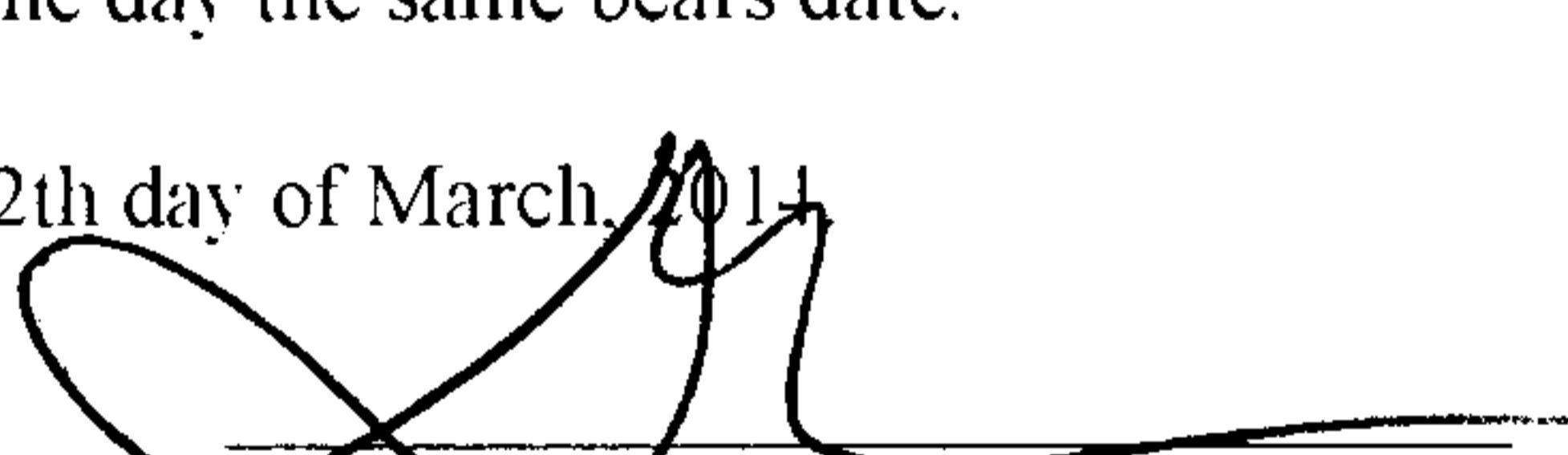
SUZANNE O. SERRANO

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that **VERNON DALE SERRANO, JR.** and **SUZANNE O. SERRANO** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 12th day of March, 2014

My Commission Exp:


Notary Public

SEND TAX NOTICE TO:
JODY DOUGLAS, AS TRUSTEE OF THE 2013
AMENDMENT AND RESTATEMENT OF THE
JODY DOUGLAS 2006 REVOCABLE TRUST
2121 ARBOR HILL PARKWAY
HOOVER, AL 35244

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2121 ARBOR HILL PARKWAY, CIRCLE, SUITE 101
BIRMINGHAM, AL 35243
My Comm. Expires
June 18, 2014
PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 03/20/2014
State of Alabama
Deed Tax:\$315.00

Real Estate Sales Validation Form

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

Grantor's Name VERNON DALE SERRANO, JR.
2013 AMENDMENT AND RESTATEMENT
OF THE JODY DOUGLAS 2006 REVOCABLE

Grantee's Name JODY DOUGLAS, AS TRUSTEE OF THE

Mailing Address: TRUST
2114 Arbor Hill Pkwy
Hoover, AL 35244

Mailing Address: 2121 ARBOR HILL PARKWAY
HOOVER, AL 35244

Property Address 2121 ARBOR HILL PARKWAY
HOOVER, AL 35244

Date of Sale March 12, 2014

Total Purchaser Price \$315000.00

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 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 available.

Date of Sale – the date of 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 Sec. 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 Sec. 40-22-1 (h).

Date 3/12/14

Print Vernon DALE SERRANO Jr.

Unattested

Sign Vernon DALE SERRANO Jr.
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

