

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Charles Cusimano
4361 Heritage View Rd
B'ham AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FORTY THOUSAND DOLLARS AND ZERO CENTS (**\$240,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard L. Grimes and Cindy H. Grimes, Husband and wife**, grant, bargain, sell and convey unto **Charles Cusimano and Kathryn Cusimano**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 30, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A&B,
in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.


Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$216,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

\$0

of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.


20140401000092830 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
04/01/2014 03:24:11 PM FILED/CERT

Shelby County, AL 04/01/2014
State of Alabama
Deed Tax: \$24.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of March, 2014.

Richard L. Grimes
Richard L. Grimes

Cindy H. Grimes
Cindy H. Grimes

STATE OF TX
COUNTY OF Galveston

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard L. Grimes**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of Feb 2014.

Keisha Lene' Miles
Notary Public

My Commission Expires: NOV 30, 2016

STATE OF TX
COUNTY OF Galveston




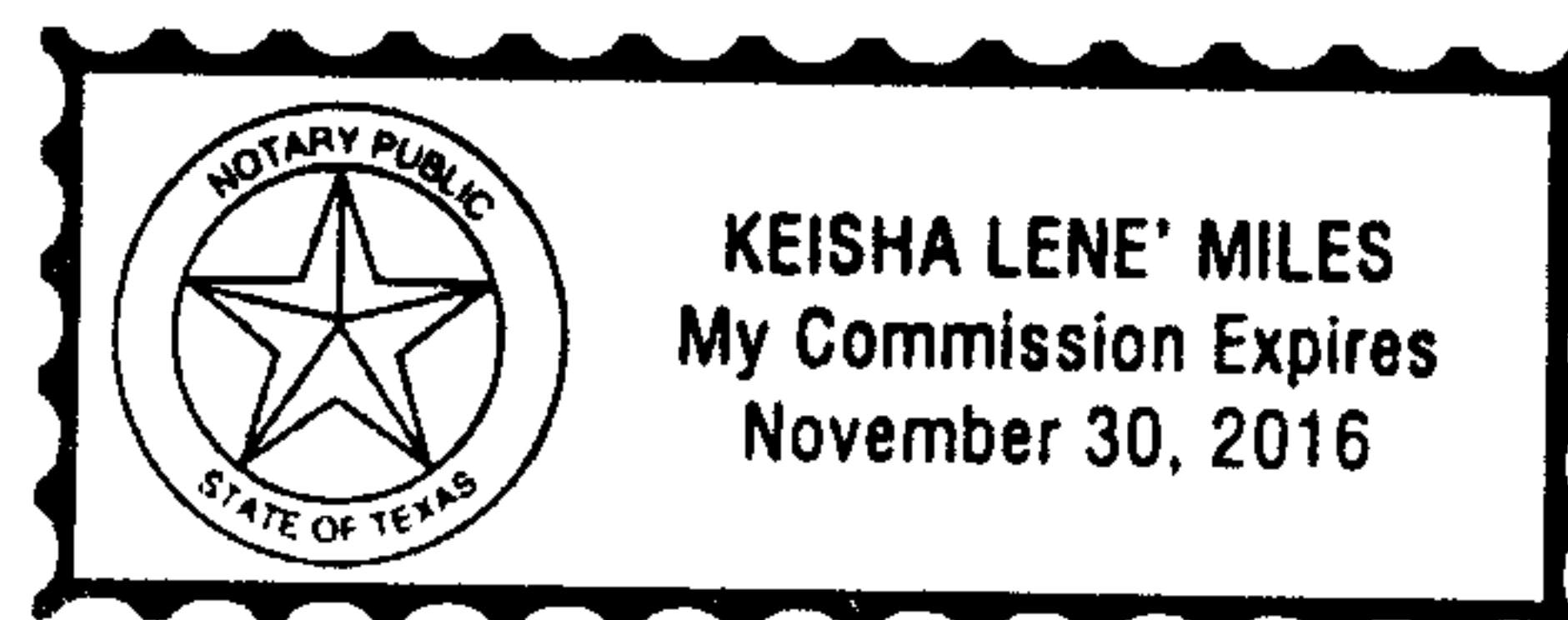
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cindy H. Grimes**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of FEB 2014.

Keisha Lene' Miles
Notary Public

My Commission Expires: NOV 30, 2016


20140401000092830 2/3 \$44.00
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Real Estate Sales Validation Form

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

Grantor's Name

Grantee's Name Kathryn Cusimano
Charles Cusimano

Mailing Address Richard L. Grimes & Cindy H. Grimes
6 Penn Center West 2nd Floor
Pittsburgh, 15276

Mailing Address 4361 Heritage View Rd
B'ham 35242

Property Address 4361 Heritage View
Birmingham, AL 35242

Date of Sale March 31, 2014
Total Purchase Price 240,000.00
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

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 of 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 March 27, 2014

Print Charles Cusimano

Unattested

AC

(verified by)

Sign

Charles Cusimano

(Grantor/Grantee/Owner/Agent) circle one



20140401000092830 3/3 \$44.00
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Form RT-1