

SEND TAX NOTICE TO:
Christopher Wade
171 Enclave Avenue, Calera, AL 35040



20140415000109760 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/15/2014 11:40:14 AM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Three Thousand Five Hundred and 00/100 (\$103,500.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Emma L. Deangelis, An Unmarried Woman**(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Christopher Wade**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

LEGAL DESCRIPTION ATTACHED

Subject to:

- 1. Taxes for the year 2014 and subsequent years.
- 2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 105,612.00 EXECUTED SIMULTANEOUSLY HEREWITH.

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

And GRANTOR(S) do covenant with the said GRANTEE(S), 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), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11 day of April, 2014.

Emma L. DeAngelis

Emma L. Deangelis

THE STATE OF Maryland
COUNTY OF Carroll

I, the undersigned, a Notary Public in and for said State hereby certify that Emma L. Deangelis and , whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 11 day of April, 2014

Steven M. Skaybaugh

Notary Public

Commission Expires: 10/22/2016

EXHIBIT "A"

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 2, Township 24 North, Range 13 East, St. Stephens Meridian, Shelby County, Alabama, said parcel also known as Lot 24 according to The Enclave Phase I as recorded in Map Book 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the northernmost corner of Lot 24 according to The Enclave Phase I as recorded in Map 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama and run South 25°19'51" East along the northeasterly line of said Lot 24 for a distance of 60.00 feet; thence leaving said northeasterly line run South 61°13'20" West along the common line of Lots 24 and 23 for a distance of 95.37 feet (plat-114.44 feet) to the northeasterly right-of-way line of Enclave Avenue (right-of-way width: 50 feet) and to a nontangent curve to the right having a central angle 11°51'46", a radius of 225.00 feet and a chord bearing North 31°15'41" West for a distance of 46.50 feet; thence leaving said common line run in a northwesterly direction along said right-of-way line and along the arc of said curve for a distance of 46.59 feet; thence run North 25°19'51" West along said right-of-way line for a distance of 19.47 feet; thence leaving said right-of-way line run North 64°40'09" East for a distance of 100.00 feet to the POINT OF BEGINNING.



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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 Emma L. Deangelis
Mailing Address 171 Enclave Avenue
Calera, AL 35040

Grantee's Name Christopher Wade
Mailing Address 171 Enclave Ave
Calera AL 35040

Property Address 171 Enclave Avenue
Calera, AL 35040

Date of Sale April 11, 2014
Total Purchase Price \$103,500.00
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 - Emma L. Deangelis, 171 Enclave Avenue, Calera, AL 35040.

Grantee's name and mailing address - Christopher Wade, , .

Property address - 171 Enclave Avenue, Calera, AL 35040

Date of Sale - April 11, 2014.

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: April 11, 2014

Sign _____
Agent


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