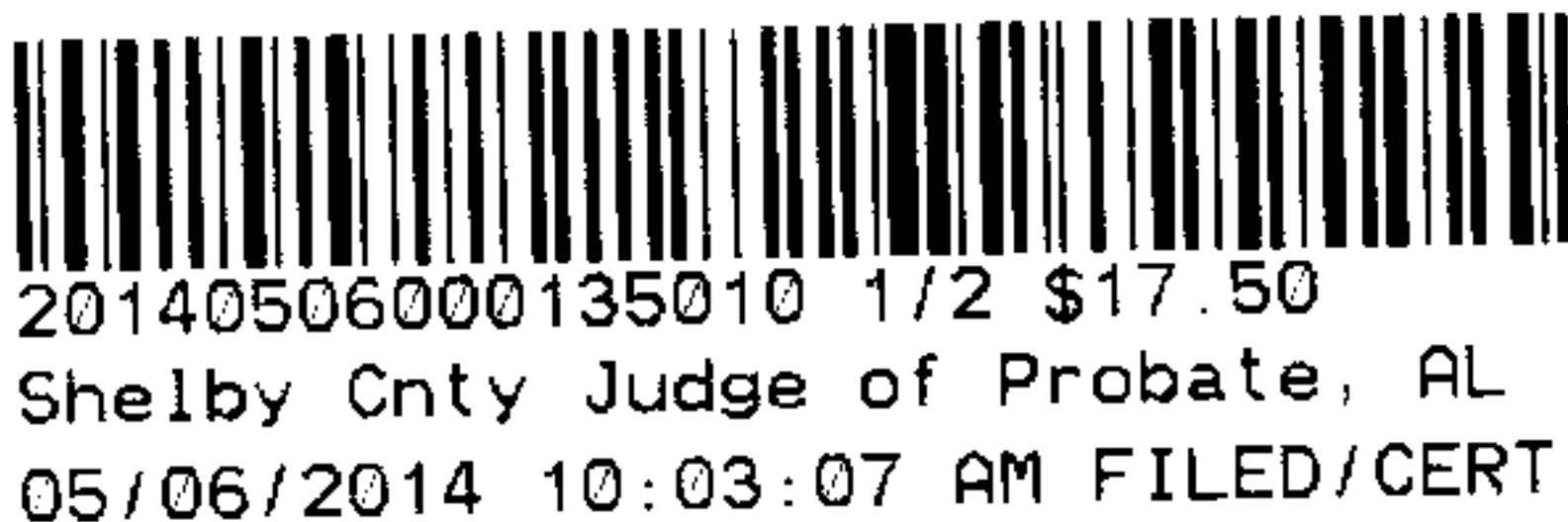


his instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine tree Circle  
Vestavia Hills, Alabama 35243



Send Tax Notice To:  
Cristopher T Bell  
7021 Inverness Green Lane  
Birmingham, AL 35242

WARRANTY DEED  
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Five Thousand and 00/100 (\$205,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

Andrew W Ferretti and Joanna G Ferretti, Husband and Wife

(herein referred to as GRANTORS, whether one or more) does grant, bargain, sell and convey unto

Cristopher T Bell and Kimberly A Bell

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 33, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$198,850.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith. ~~\$6,150.00 of the above purchase price was paid from the proceeds of a mortgage loan closed 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. And I/we do for myself and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I/we am 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 persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 29th day of April, 2014.

Shelby County, AL 05/06/2014  
State of Alabama  
Deed Tax: \$.50

\_\_\_\_\_  
Andrew W Ferretti

\_\_\_\_\_  
Joanna G Ferretti

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew W Ferretti and Joanna G Ferretti whose names 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 they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 29th day of April, 2014

SEAL

\_\_\_\_\_  
Notary Public  
My Commission Expires:





# Real Estate Sales Validation Form

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

Grantor's Name Andrew W Ferretti and Joanna G Ferretti

Grantee's Name Cristopher T Bell and Kimberly A Bell

Mailing Address 5248 Birdsong Road  
Birmingham, AL 35242

Mailing Address 7021 Inverness Green Lane  
Birmingham, AL 35242

Property Address 5248 Birdsong Road  
Birmingham, AL 35242

Date of Sale April 29, 2014

Total Purchase Price \$205,000.00

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 ☐ 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 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 April 29, 2014

Print Cristopher T Bell

                     Unattested                                       
(verified by)

Sign Cristopher T Bell  
(Grantor/Grantee/Owner/Agent) circle one



20140506000135010 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
05/06/2014 10:03:07 AM FILED/CERT