


Send tax notice to:  
Michael Palestini & Lisa Cox  
1718 Fieldstone Circle  
Helena, AL 35080

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
NTC 1400075

State of Alabama  
County of **Shelby**

**WARRANTY DEED**

  
20140508000139090 1/3 \$69.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 01:32:44 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand and 00/100 Dollars (\$209,000.00) in hand paid to the undersigned **Michael M. Barker and Dianne W. Barker, Husband & Wife** (hereinafter referred to as "Grantors"), by **Michael W. Palestini and Lisa D. Cox** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

*Lot 50, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County, Alabama.*

**SUBJECT TO:**

**AD VALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF  
RECORD.**

**\$160,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/08/2014  
State of Alabama  
Deed Tax: \$49.00

IN WITNESS WHEREOF, Grantors Michael M. Barker and Dianne W. Barker have hereunto set their signatures and seals on April 30, 2014.

Michael M. Barker  
Michael M. Barker

Dianne W. Barker  
Dianne W. Barker

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael M. Barker and Dianne W. Barker, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

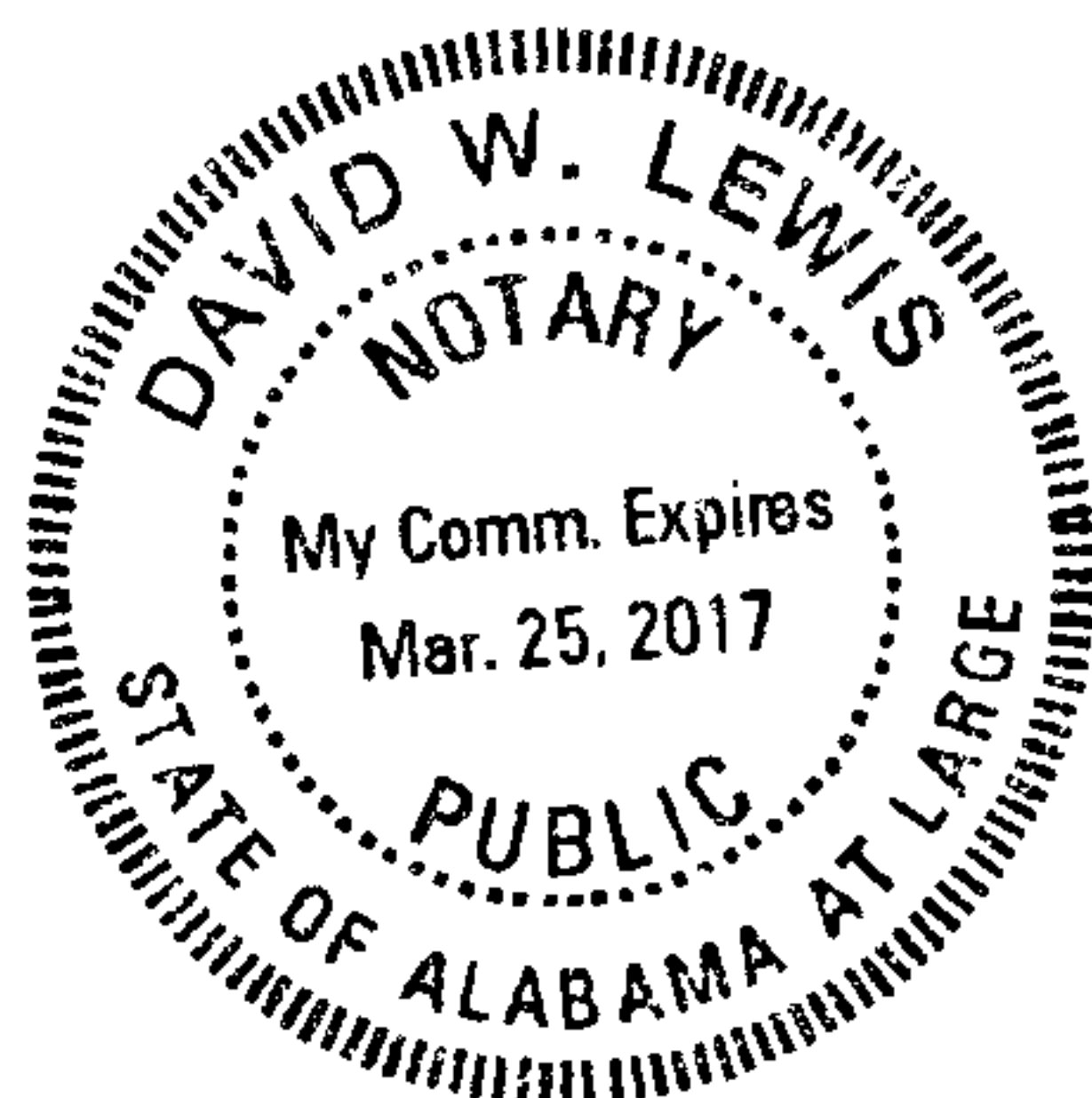
Given under my hand and official seal this the 30<sup>TH</sup> day of APRIL 2014


(NOTARIAL SEAL)

David W. Lewis  
Notary Public

Print Name: DAVID W. LEWIS

Commission Expires: 3-25-17



  
20140508000139090 2/3 \$69.00  
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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

**NTC1400075**

Grantor's Name: Michael & Dianne Barker  
Mailing Address: 438 Old Cahaba Way  
Helena, AL  
35080

Grantee's Name: MICHAEL PALESTINI & LISA COX  
Mailing Address: 1718 FIELDSTONE CIRCLE  
HELENA, AL 35080



20140508000139090 3/3 \$69.00  
Shelby Cnty Judge of Probate, AL  
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Date of Sale: 4/30/14

Property Address: 1718 FIELDSTONE CIRCLE  
HELENA, AL 35080

Total Purchase Price: \$209,000.00  
or

Actual Value: \$ n/a  
or

County: SHELBY

Assessor's Market Value: \$ n/a

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: 4/30/14

Print: N. D. W. McNICKLES

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

**Form RT-1**