


Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243


20140523000156930 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/23/2014 10:12:07 AM FILED/CERT

Send tax notice to:
William T. Knight
104 Deer Ridge Dr
Chelsea, AL 35043

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

STATE OF ALABAMA
Shelby COUNTY
BHM1400162

Value \$10,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, **Terri Serio Bardine**, as **Co-Trustee of the John J. Serio Revocable Trust dated March 4, 2005** (hereinafter referred to as "Grantor"), by **William T. Knight** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

Terri Serio Bardine is the surviving Co-Trustee of the John J. Serio Revocable Trust as set out in that deed recorded in Instrument No 20050916000482930, in the Probate Office of Shelby County, Alabama; the initial Trustee John J. Serio having died on or about the 30th day of August, 2005.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of her spouse.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/23/2014
State of Alabama
Deed Tax: \$10.00

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 14th day of May, 2014

The John J. Serio Revocable Trust dated March 4, 2005

Terri Serio Bardine
By Terri Serio Bardine, Co Trustee

STATE OF Pennsylvania
COUNTY OF Lebanon

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terri Serio Bardine, a married woman whose name as Co-Trustee of the John J. Serio Revocable Trust dated March 4, 2005, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she as such Co Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 14th day of May, 2014

(Notary Seal)

Cheryl L. Major
Notary Public
Print Name: Cheryl L. Major
Commission Expires: 06/22/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl L. Major, Notary Public
City of Lebanon, Lebanon County
My Commission Expires June 22, 2014
Member, Pennsylvania Association of Notaries




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EXHIBIT "A"

Commence at the Northwest corner of the Southwest 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, also being the point of beginning; thence run East along the North line for a distance of 816.09 feet to a found 5/8" rebar; thence turn an interior angle of 46° 42' 46" to the left and run Southwesterly along the right of way of Shelby Co. Hwy No. 39 for a distance of 263.29 feet to a set Weygand rebar; thence turn an interior angle of 96° 36' 50" to the left and run in a Northwesterly direction for a distance of 167.64 feet to a found 1/2" rebar; thence turn an interior angle of 142° 24' 03" to the right and run Westerly for a distance of 130.08 feet to a found 5/8" rebar; thence turn an interior angle of 90° 00' 54" to the right and run Southerly for a distance of 163.25 feet to a found 5/8" rebar; thence turn an interior angle of 66° 12' 00" to the left and run in a Northwesterly direction for a distance of 404.20 feet to a found axle; thence turn an interior angle of 113° 37' 04" to the left and run North for a distance of 99.65 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: Terri Serio Bardine
Mailing Address: 510 Cleona Blvd
Cleona, P 17042

Grantee's Name: William T. Knight
Mailing Address: 104 Deer Ridge Dr
Chelsea, AL 35043

Date of Sale: 5/15/2014
Total Purchase Price \$40,000.00

Property Address: Meets and bounds
Shelby County, AL

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.

BHM 1400162

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

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 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: 5/15/2014

Print: Michelle Pouncey

Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent / Circle One