


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

  
20140523000156940 1/4 \$54.00  
Shelby Cnty Judge of Probate, AL  
05/23/2014 10:12:08 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 \$ 30,000<sup>00</sup>

**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, **Charles Serio, a married man and Jacqueline Serio LaRussa, a married woman, as Co-Trustees 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.

Charles Serio and Jacqueline Serio LaRussa are the surviving Co-Trustees 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 30<sup>th</sup> day of August, 2005.

The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of their spouses.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.


Shelby County, AL 05/23/2014  
State of Alabama  
Deed Tax: \$30.00

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

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 15<sup>TH</sup> day of May, 2014

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

  
By Charles Serio, Co Trustee

  
By Jacqueline Serio LaRussa, Co Trustee

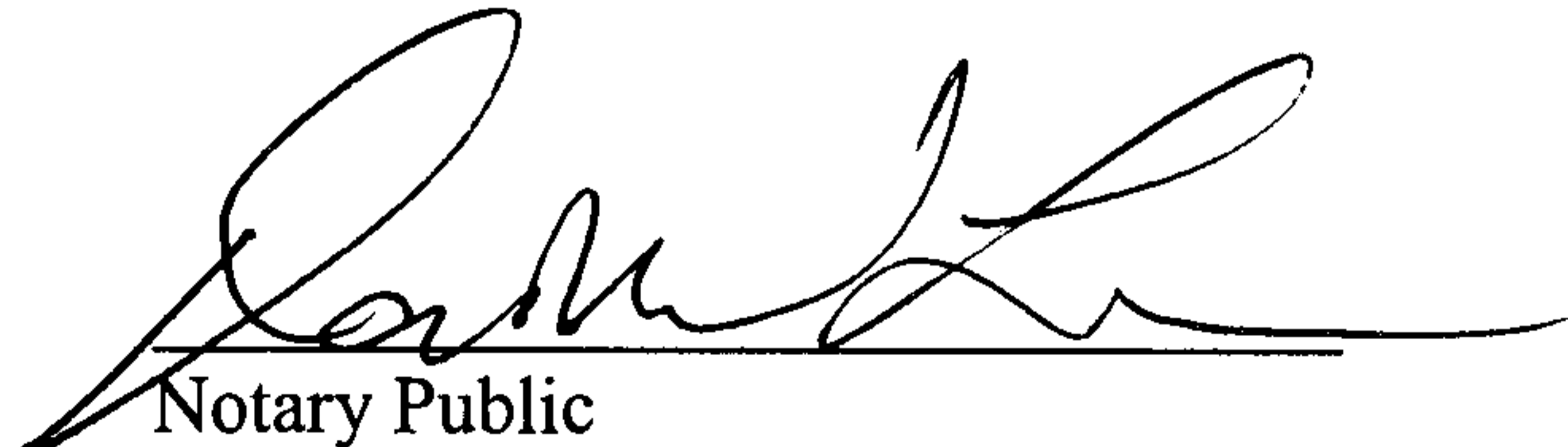
STATE OF  
COUNTY OF

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

Given under my hand and official seal this, the 15<sup>TH</sup> day of MAY, 2014


(Notary Seal)



  
Notary Public

Print Name: DAVID W. LEWIS

Commission Expires: 3/25/17

  
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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.**

*WOK  
JSL  
CL*



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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: Charles Serio and Jacqueline Serio LaRussa  
Mailing Address: 3607 Guyton Ridge Drive  
Hoover, AL 35244

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

Property Address: Meets and bounds  
Shelby County, AL

Date of Sale: 5/15/2014  
Total Purchase Price \$30,000.00

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.

BHM1400162

## 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 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, 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: 5/15/2014

Print: Michelle Pouncey

Unattested \_\_\_\_\_  
(verified by)

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

Form RT-1