


Send tax notice to:
Vincent Tropeano
Cecelia L. Tropeano
1016 Barkley Drive
Birmingham, AL 35242
NTC1400142

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20140812000250980 1/3 \$375.00
Shelby Cnty Judge of Probate, AL
08/12/2014 09:10:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00) in hand paid to the undersigned, J. Edward Chapman Jr. and Lee E. Chapman, Husband and Wife, (hereinafter referred to as "Grantors"), by Vincent Tropeano and Cecelia L. Tropeano, Trustees, or their Successors in Trust, under the Tropeano Living Trust, dated December 20, 2012 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 66, according to the Survey of Barkley Square, as recorded in Map Book 27, Page 32, in the Probate Office of Shelby County, Alabama.

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

TO HAVE AND TO HOLD to Grantee, its, successors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its, successors 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 and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 18th day of July, 2014.

J. Edward Chapman, Jr.
J. Edward Chapman Jr.



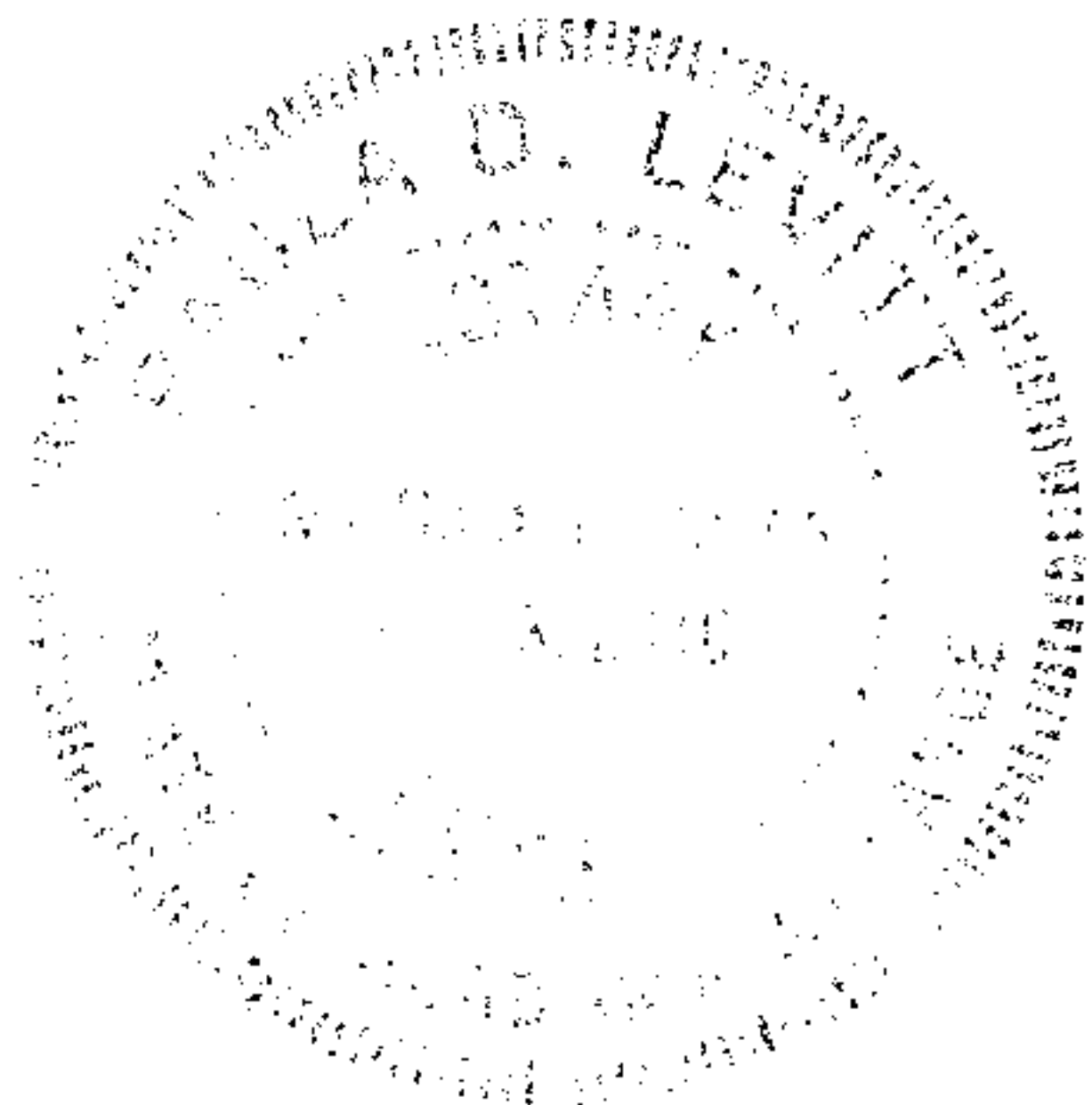
20140812000250980 2/3 \$375.00
Shelby Cnty Judge of Probate, AL
08/12/2014 09:10:48 AM FILED/CERT

Lee E. Chapman
Lee E. Chapman

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Edward Chapman Jr. and Lee E. Chapman, Husband and Wife, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2014.



Paula D Levitt
Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-14

Real Estate Sales Validation Form

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

Grantor's Name: J. Edward Chapman Jr. and
Lee E. Chapman
Mailing Address: 1016 Barkley Dr
Birmingham, AL 35242

Grantee's Name: Vincent Tropeano and
Cecelia L. Tropeano, Trustees
Mailing Address: 1016 Barkley Dr
Birmingham, AL 35242

Property Address: 1016 Barkley Dr
Birmingham, AL 35242

Date of Sale: 7/18/2014
Total Purchase Price \$355,000.00

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.

NTC 1400142

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: 7/18/2014

Print: Michelle Pouncey

☐ Unattested

Sign

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



20140812000250980 3/3 \$375.00
Shelby Cnty Judge of Probate, AL
08/12/2014 09:10:48 AM FILED/CERT

Form RT-1