


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080
STATE OF ALABAMA

SHELBY COUNTY


20141002000310150 1/3 \$48.50
Shelby Cnty Judge of Probate, AL
10/02/2014 04:22:31 PM FILED/CERT

Send Tax Notice to:
Martin & Margery Kay Malizio
117 Hicks Dr.
Helena, AL 35080

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY EIGHT THOUSAND FIVE HUNDRED (\$28,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Kristine S. Blackwell (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Martin Malizio and Margery Kay Malizio, husband and wife, together as joint tenants with rights of survivorship (hereinafter referred to as GRANTEES), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE S 00 DEGREES 11 MINUTES 13 SECONDS E ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 163.47 FEET TO A FOUND REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN S 00 DEGREES 15 MINUTES 06 SECOND E ALONG SAID EAST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 468.74 FEET TO A FOUND REBAR CORNER; THENCE RUN N 89 DEGREES 23 MINUTES 06 SECONDS E A DISTANCE OF 519.51 FEET TO A FOUND REBAR; THENCE RUN N 00 DEGREES 38 MINUTES 47 SECONDS W A DISTANCE OF 183.55 FEET TO A FOUND REBAR CORNER; THENCE RUN S 89 DEGREES 10 MINUTES 20 SECONDS W A DISTANCE OF 244.74 FEET TO A FOUND CORNER; THENCE RUN N 00 DEGREES 00 MINUTES 49 SECONDS W A DISTANCE OF 498.44 FEET TO A SET REBAR CORNER; THENCE S 88 DEGREES 53 MINUTES 48 SECONDS W A DISTANCE OF 65.14 FEET TO A FOUND CORNER; THENCE RUN S 00 DEGREES 11 MINUTES 43 SECONDS E A DISTANCE OF 210.25 FEET TO A FOUND CORNER; THENCE RUN S 88 DEGREES 58 MINUTES 14 SECONDS W A DISTANCE OF 210.26 FEET TO THE POINT OF BEGINNING.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Shelby County, AL 10/02/2014
State of Alabama
Deed Tax: \$28.50


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the

20 day of October, 2014.

Kristine S. Blackwell
Kristine S. Blackwell


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STATE OF ALABAMA

SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kristine S. Blackwell whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of October, 2014.

[Signature]
Notary Public
My Commission Expires: 1/16/17

Real Estate Sales Validation Form

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

Grantor's Name Kristine S. Blackwell
Mailing Address 104 Hunter's Point Circle
Hoover, AL 35244

Grantee's Name Martin & Margery Kay Malizio
Mailing Address 117 Hicks Dr.
Helena, AL 35080

Property Address 159 Chestnut Lane
Helena, AL 35080

Date of Sale 10/02/2014

Total Purchase Price \$ 28,500.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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 10/2/14

Print Justin Smitherman

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1