

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Constance Anne Pedoto

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **DEBBIE BASS, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CONSTANCE ANNE PEDOTO** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$45,000.00 of the above-recited purchase price is being paid in cash.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 24th day of November, 2014.

Julie Bon

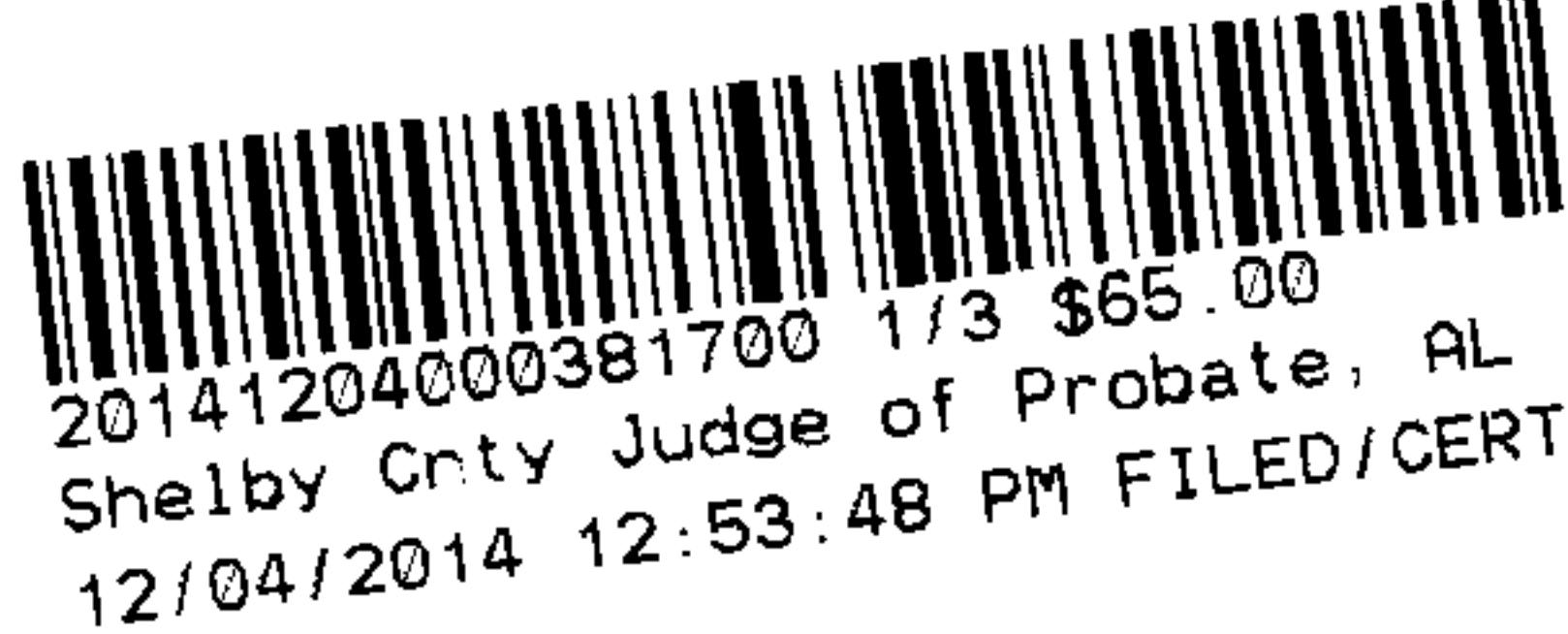
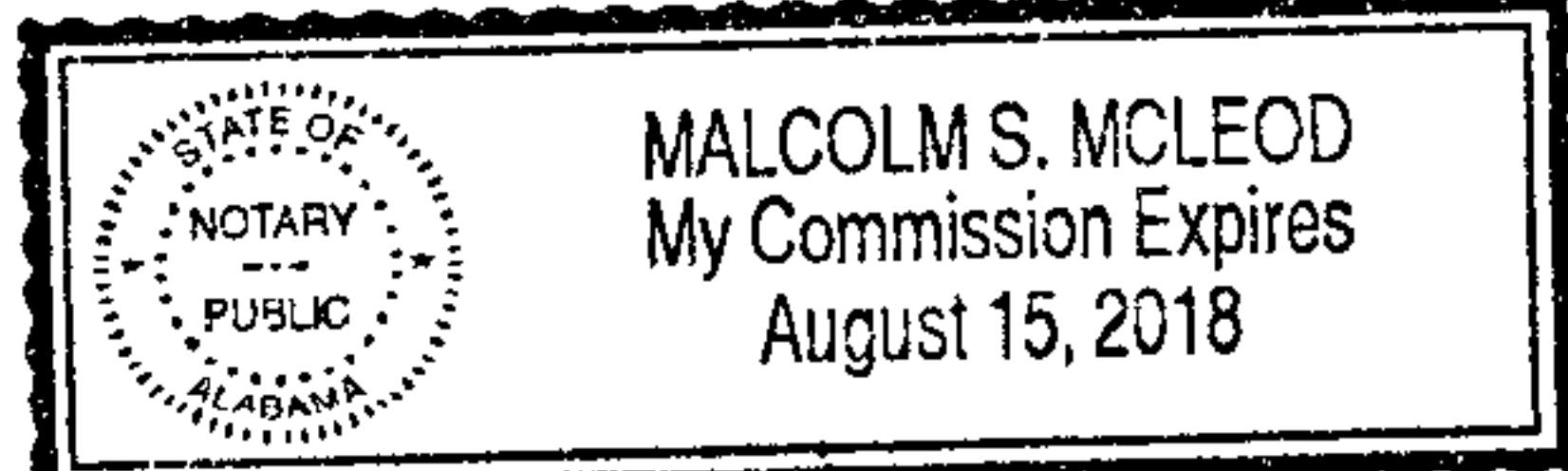
DEBBIE BASS

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DEBBIE BASS**, 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 executed the same voluntarily on the day the same bears date.

~~IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of November, 2014.~~

NOTARY PUBLIC
My commission expires:

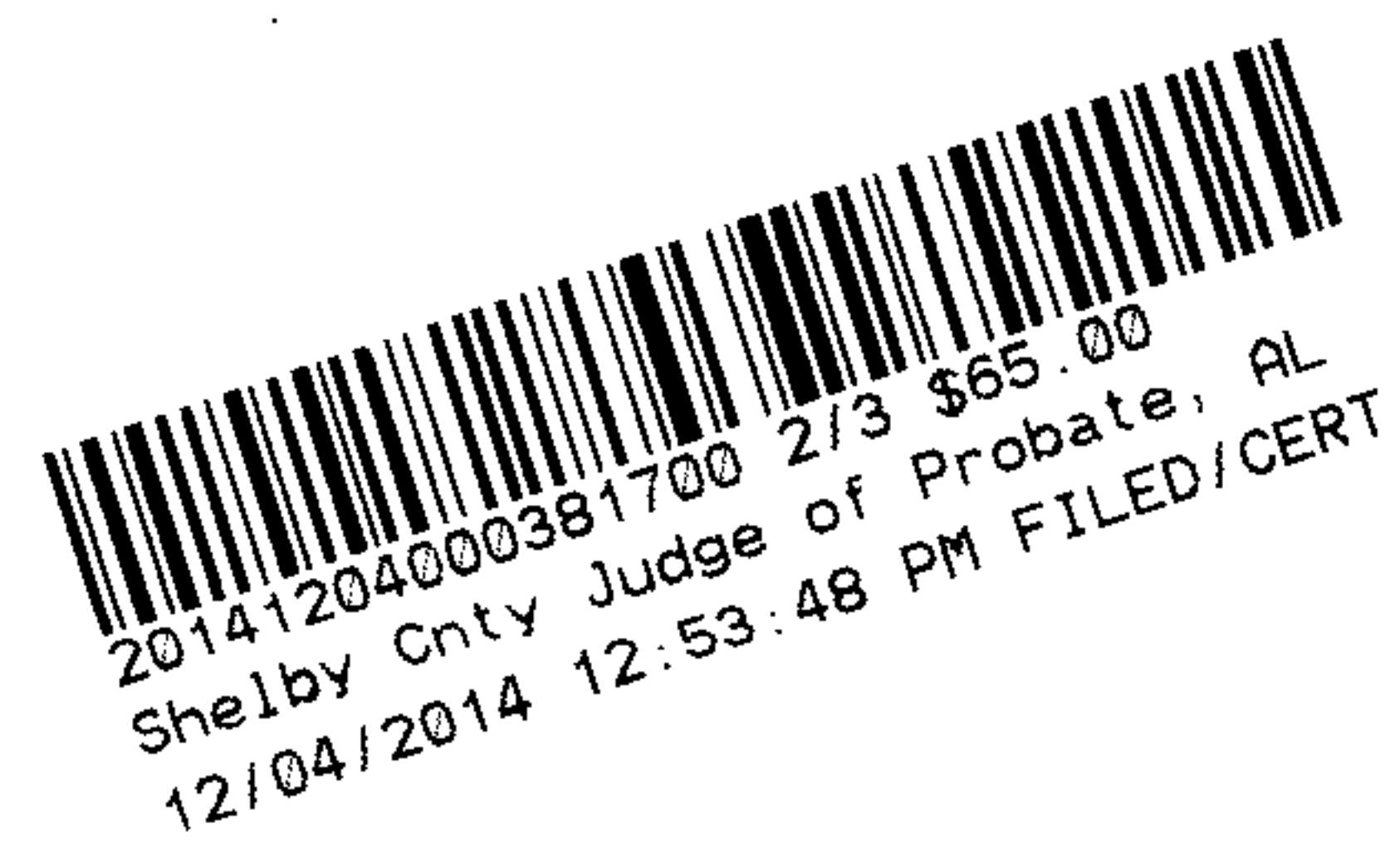


Shelby County, AL 12/04/2014
State of Alabama
Deed Tax: \$45.00

Exhibit A, Legal Description

A parcel of land being part of Lot 1, Block 15, of Joseph Squire's Map of Helena, as recorded in Map Book 3, Page 121A, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of above said Lot 1, Block 15; thence North 88 degrees, 47 minutes, 28 seconds East, a distance of 81.74 feet; thence South 8 degrees, 18 minutes, 12 seconds West a distance of 152.09 feet to the Point of Beginning; Thence continue along the last described course, a distance of 148.82 feet; thence North 89 degrees, 11 minutes, 05 seconds West, a distance of 62.12 feet to a non-tangent curve to the left, having a radius of 1149.35 feet, a central angle of 07 degrees, 16 minutes, 59 seconds, and subtended by a chord which bears North 06 degrees, 47 minutes, 43 seconds East and a chord distance of 146.00 feet. Thence along the arc of said curve, a distance of 146.10 feet; thence along the arc of said curve, a distance of 146.10 feet; thence North 88 degrees, 47 minutes, 28 seconds East a distance of 66.38 feet to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name	<u>DEBBIE BASS</u>	Grantee's Name	<u>CONSTANCE ANNE PEDOTO</u>
Mailing Address	<u>HELENA ROAD #1</u> <u>HELENA, AL 35080</u>	Mailing Address	<u>HELENA ROAD #1</u> <u>HELENA, AL 35080</u>
Property Address	<u>HELENA ROAD #1</u> <u>HELENA, AL 35080</u>	Date of Sale	<u>November 24, 2014</u>
		Total Purchase Price	<u>\$45,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>Sales Contract</u>	<u>Other</u>
<u><input checked="" type="checkbox"/> Closing Statement</u>	

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.

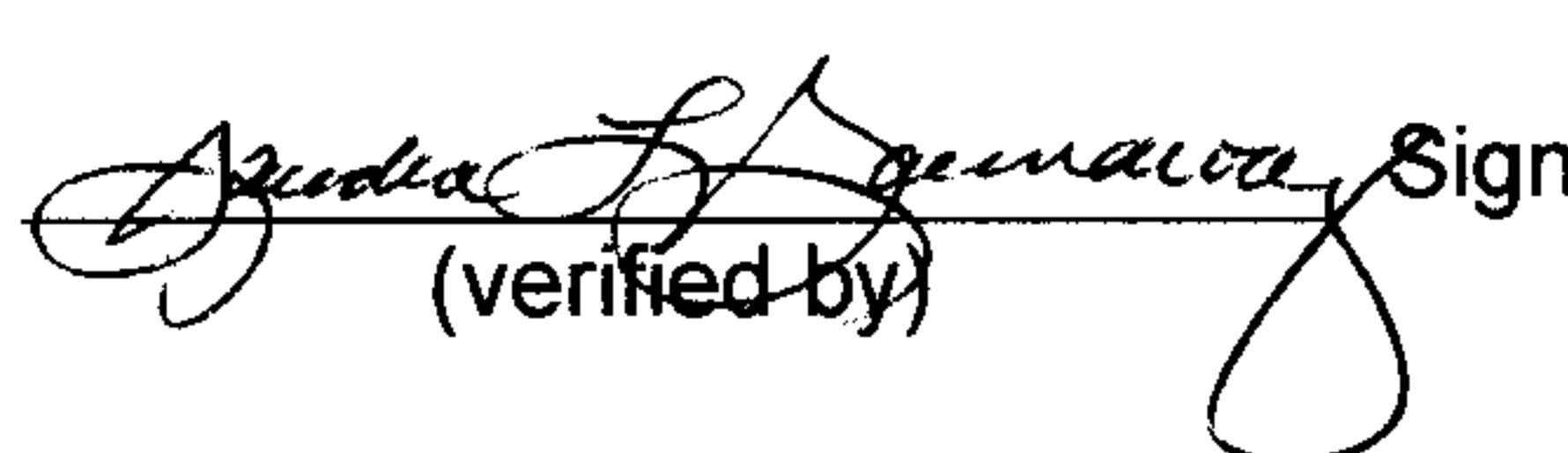
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

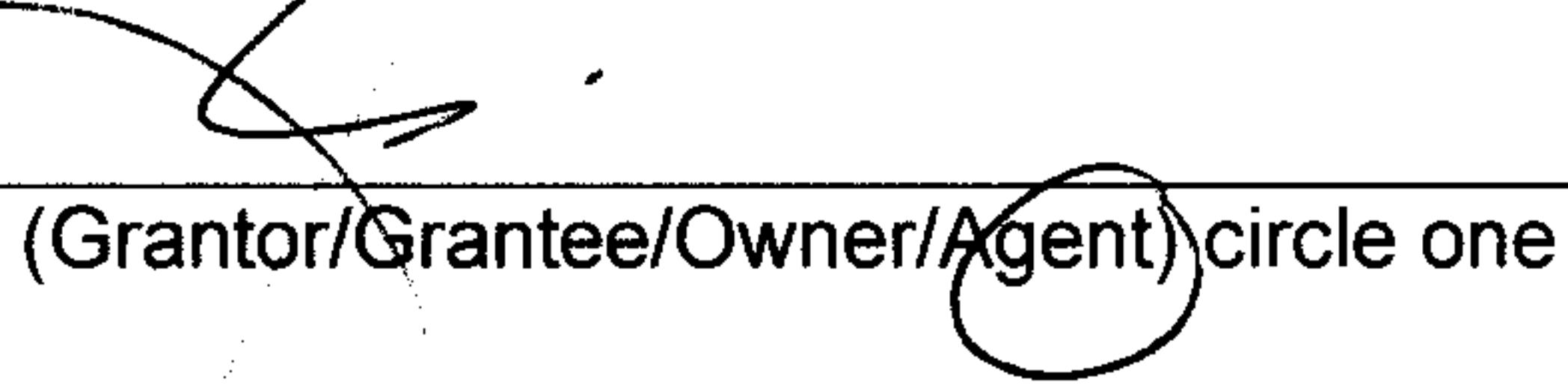
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 24, 2014

Print Malcolm S. McLeod

Unattested


(verified by)


(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018

