



20141222000399980 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
12/22/2014 09:03:27 AM FILED/CERT

SEND TAX NOTICE TO:

Mr. & Mrs. Salvador J. Maniscalco
190 Cherokee Trail
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTORS.

STATE OF ALABAMA:
JEFFERSON COUNTY:

Shelby County, AL 12/22/2014
State of Alabama
Deed Tax: \$57.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100.....(\$10.00) Dollars**, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **WADINE ROUSS, An Unmarried Woman, and SALVADOR J. MANISCALCO and ANITA MANISCALCO, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **SALVADOR J. MANISCALCO and ANITA MANISCALCO** (hereinafter referred to as GRANTEES), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 143-A, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2015, and subsequent years, not yet due and payable.
2. Easements, Restrictions, Reservations, Rights of Way, Limitations, Covenants, and Conditions of record, if any.
3. Mineral and mining rights of record, if any.

The undersigned Grantor, WADINE ROUSS, is one and the same person as WADINE MESHAD ROUSS.

The undersigned Grantor, ANITA MANISCALCO, is one and the same person as ANITA MARIE PILLETERI.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of December, 2014.

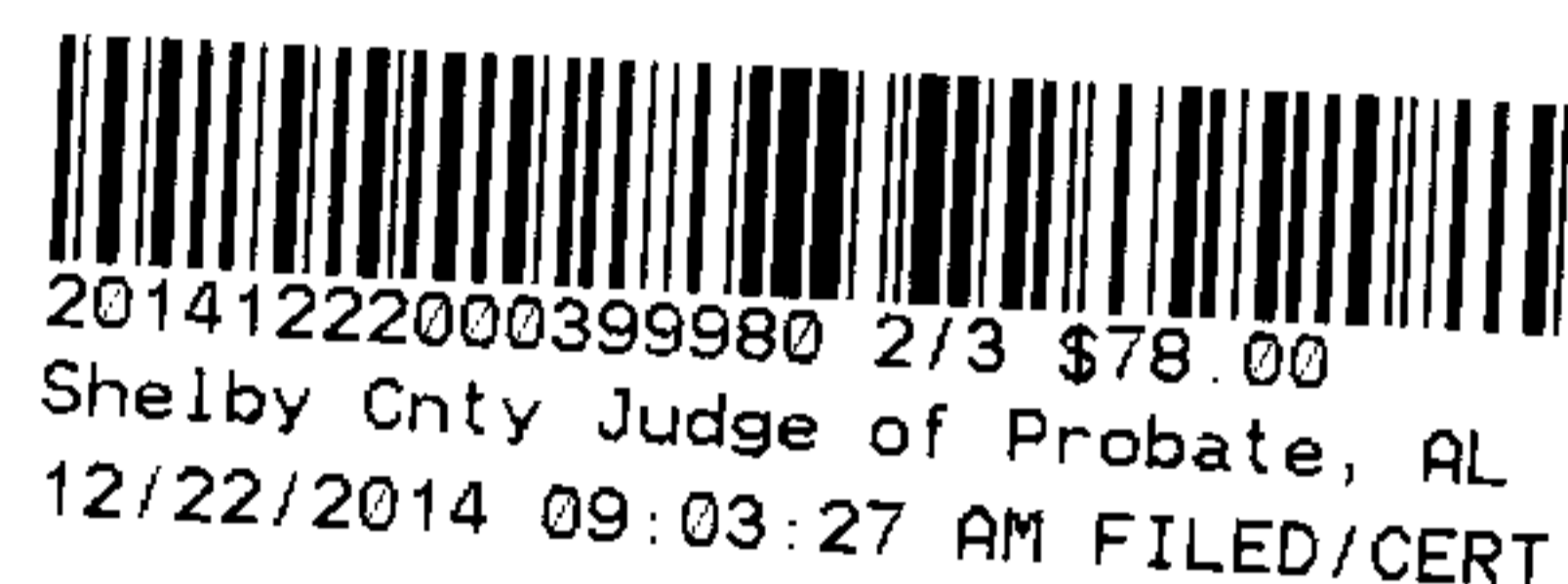
*Wadine Rouss, By Anita Maniscalco,
as attorney-in-fact* (Seal)

WADINE ROUSS, By ANITA MANISCALCO,
AS ATTORNEY-IN-FACT

Salvador J. Maniscalco (Seal)
SALVADOR J. MANISCALCO

Anita Maniscalco (Seal)
ANITA MANISCALCO

STATE OF ALABAMA:
JEFFERSON COUNTY:



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SALVADOR J. MANISCALCO and ANITA MANISCALCO, Husband and Wife, and ANITA MANISCALCO, As Attorney-In-Fact for WADINE ROUSS, An Unmarried Woman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, both individually, and in their aforesaid capacity as said Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

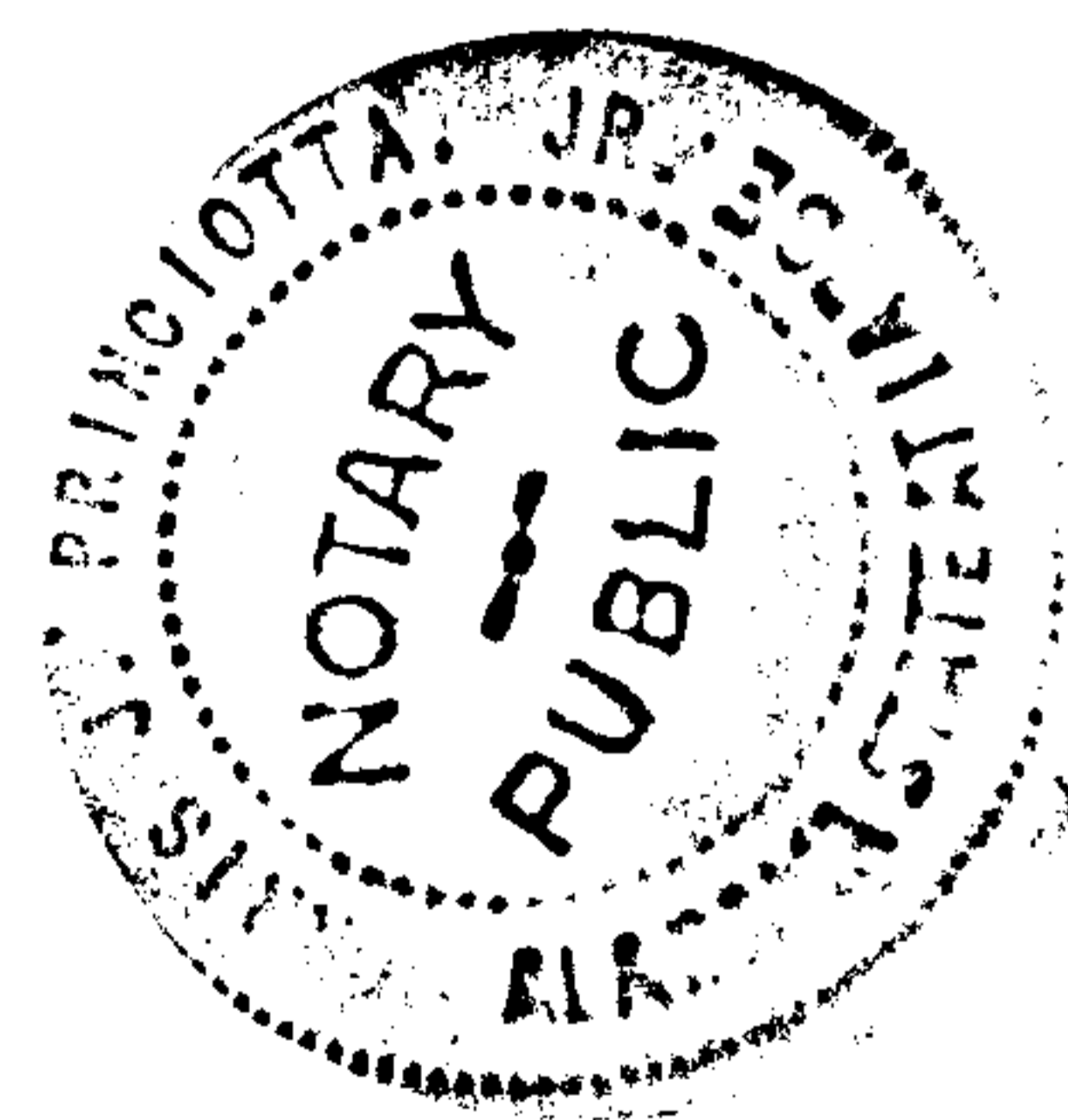
Given under my hand and official seal this 15th day of December, 2014.

[Signature]

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Real Estate Sales Validation Form

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

Grantor's Name Wadine Rouss, Salvador J.
Mailing Address Maniscalco & Anita Maniscalco
1323 Inverness Cove Dr.
Hoover, AL 35242

Grantee's Name Salvador J. Maniscalco &
Mailing Address Anita Maniscalco
190 Cherokee Trail
Pelham, AL 35124

Property Address 1323 Inverness Cove Dr.
Hoover, AL 35242

Date of Sale 12/15/2014
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 160,900.00
1/3 Value = \$ 53,633.33



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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 12/15/2014

Print Salvador J. Maniscalco

☐ Unattested

(verified by)

Sign X Salvador J. Maniscalco

(Grantor/Grantee/Owner/Agent) circle one