

Warranty Deed

STATE OF ALABAMA

CITY OF STERRETT, COUNTY OF
SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Ten Thousand and No/100th Dollars (\$210,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **STEVEN M. HAYDEN, an unmarried person** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **MICHAEL P. RIZZO, JR. AND DEANA C. RIZZO** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 510, according to the survey of Forest Parks, 5th Sector, as recorded in Map Book 23, page 155 A&B, Instrument Number 1998-14553, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years and the following:

1. Utility easements as shown by recorded plat, including, an easement of varying width along the rear.
2. Restrictions, covenants, and conditions as set out in Inst. No. 1998-14554, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Restrictions, limitations and conditions as set out in Plat Book 23, page 155, in the Probate Office of Shelby County, Alabama.
4. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126, page 191 and Deed Book 126, page 192, in Probate Office.
5. Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed Book 236, page 829, Deed Book 139, page 127, Deed Book 133, page 210, and Deed Book 323, page 124 and 519, in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Misc Book 50, page 969, 973, and 965, and Misc Book 53, page 262, in Probate Office.
7. Easement(s) granted to Shelby County as set out in Inst. No. 1993-3962, in the Probate Office.
8. Waterline agreement as shown in Inst. No. 1997-1413, in Probate Office.
9. Covenant as to Sanitary Sewer as shown in recorded Inst. No. 1997-25449, Inst. No. 1997-25446, and Inst. No. 1998-23896, in Probate Office.

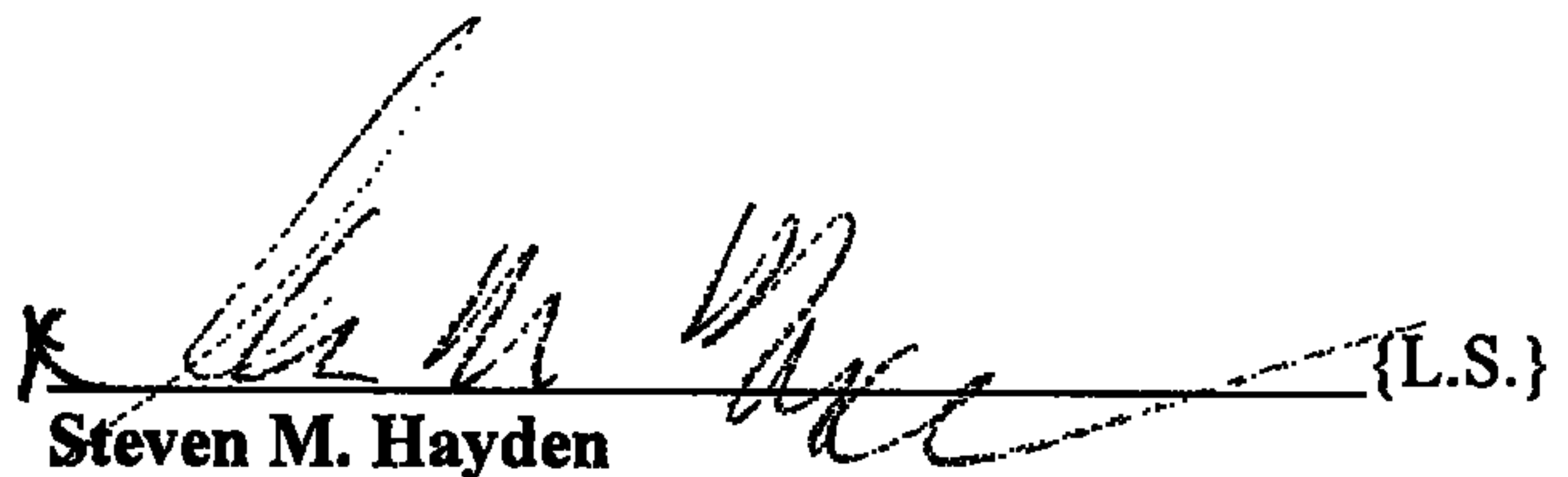
\$ 110,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 12th day of December, 2014.

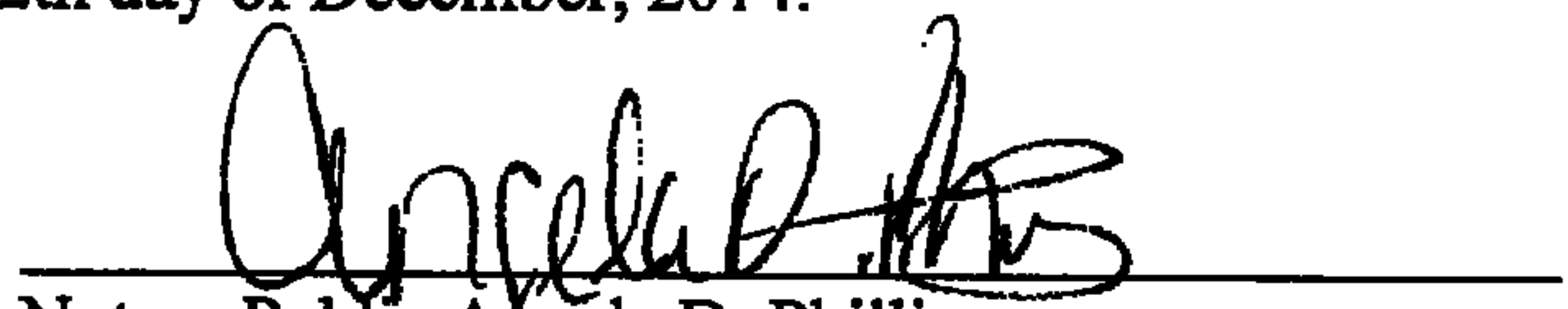
WITNESS

 {L.S.}
Steven M. Hayden

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Steven M. Hayden**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of December, 2014.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEES' MAILING ADDRESS:

Michael P. Rizzo, Jr.
184 Woodbury Dr
Sterrett, AL 35147

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-11-4383



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing Address

Steven M. Hayden

7278 Cahaba Valley Rd.
Apt. 1516 A
Birmingham, AL 35242

Grantee's Name Michael P. Rizzo, Jr. and Deana C. Rizzo

Mailing Address 184 Woodbury Drive
Sterrett, AL 35147Property Address 184 Woodbury Dr
Sterrett, AL 35147Date of Sale 12/12/2014
Total Purchase Price \$210,000.00

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 evidenced: (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.

Instructions

Grantor's name and mailing address - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 12/12/14

Print: Steven M. Hayden

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records

Judge James W. Fuhrmeister, Probate Judge,

County Clerk

Shelby County, AL

01/02/2015 10:05:03 AM

\$120.00 JESSICA

20150102000000380

A handwritten signature, likely of Judge James W. Fuhrmeister, is written in ink at the bottom right of the page.