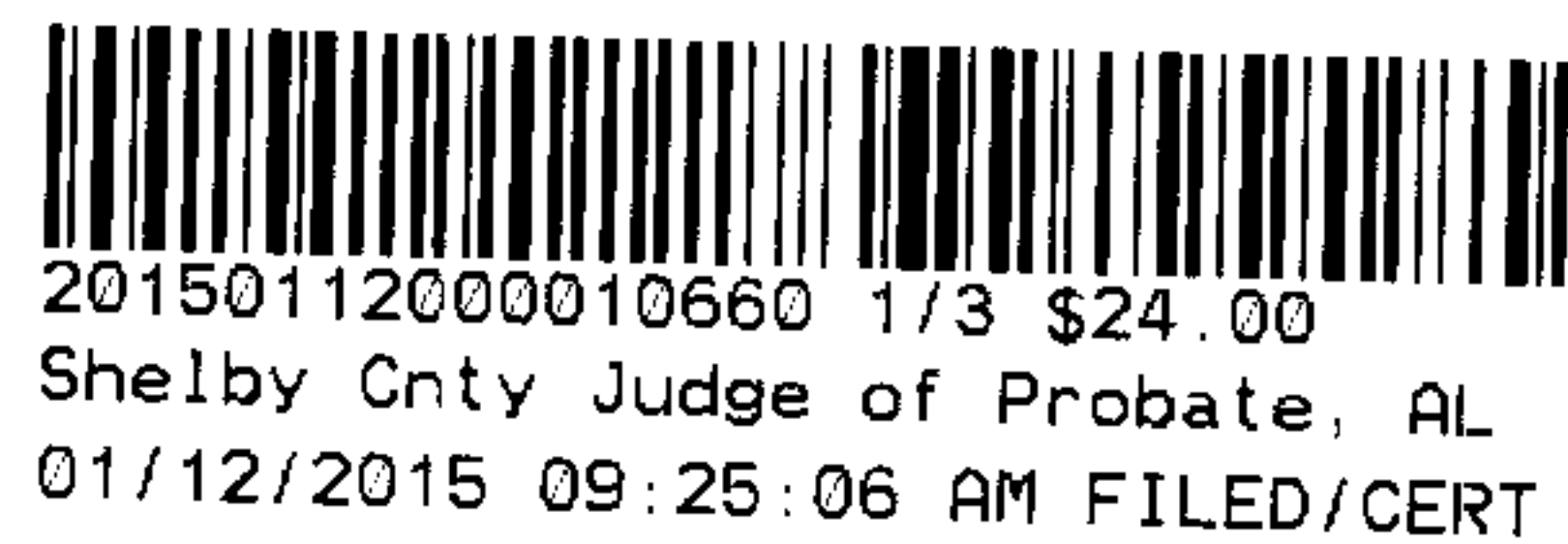


SEND TAX NOTICE TO:  
Anthony J. Ardovino  
9082 Brookline Lane  
Helena, AL 35080

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

STATE OF ALABAMA:  
JEFFERSON COUNTY:



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SIX THOUSAND, ONE HUNDRED AND NO/100.....(\$106,100.00) Dollars**, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **SYDNEY ANN BALL JONES, An Unmarried Woman; BRYAN KENT LANEY and wife, LEIGH JONES LANEY; and HAL HARRIS, JR. and wife, LYDIA J. HARRIS** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **ANTHONY J. ARDOVINO** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

**Lot 109, according to the Survey of Wyndham Cottages – Phase II, as recorded in Map Book 27, Page 2, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Taxes for 2015 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
4. Restrictions appearing of record in Inst. No. 2000-17451.

**The undersigned Grantor, LEIGH JONES LANEY, is one and the same person as LEIGH ANN J. LANEY.**

**The entire purchase price received herein was paid from a first purchase money mortgage loan and a second purchase money mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of January, 2015.

Sydney Ann Ball Jones by Leigh Ann J. Laney, as Attorney-In-Fact (Seal)

SYDNEY ANN BALL JONES, By  
Leigh Ann J. Laney, As Attorney-In-Fact

Bryan Kent Laney (Seal)  
BRYAN KENT LANEY

Leigh Jones Laney (Seal)  
LEIGH JONES LANEY

Hal Harris, Jr. (Seal)  
HAL HARRIS, JR.

Lydia J. Harris (Seal)  
LYDIA J. HARRIS

STATE OF ALABAMA:  
JEFFERSON COUNTY:

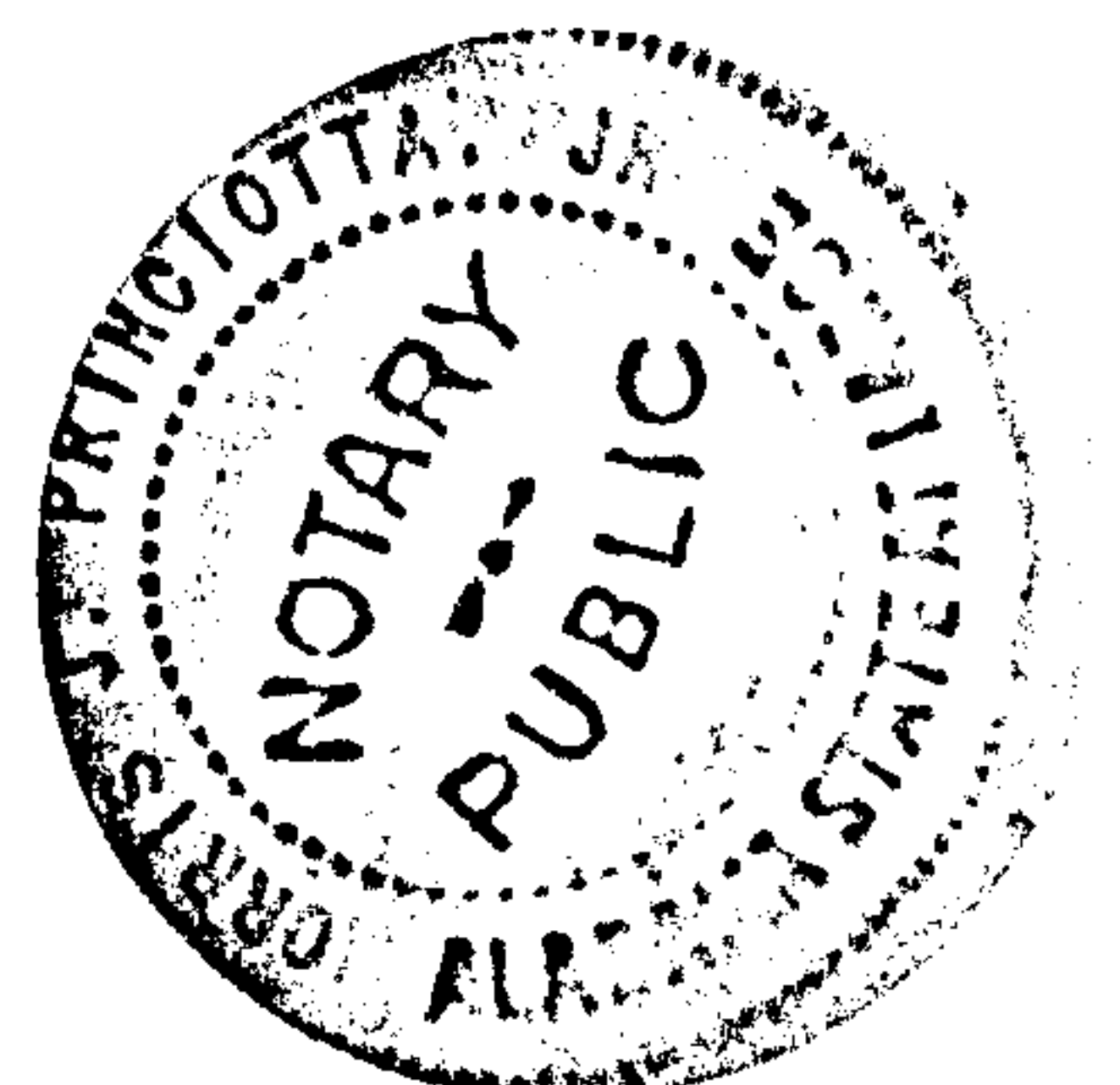
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LEIGH ANN J. LANEY, AS ATTORNEY-IN-FACT FOR SYDNEY ANN BALL JONES; BRYAN KENT LANEY and wife, LEIGH JONES LANEY; and HAL HARRIS, JR. and wife, LYDIA J. HARRIS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, with full authority, both individually, and in their aforesaid capacity as Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2015.

[Signature]  
Notary Public

My Commission Expires: Nov 5, 2015  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20150112000010660 2/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/12/2015 09:25:06 AM FILED/CERT





# Real Estate Sales Validation Form

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

Grantor's Name Sydney Ann Ball Jones et al

Mailing Address 856 Tulip Poplar Dr.  
Birmingham, AL 35244

Grantee's Name Anthony J. Ardovino

Mailing Address 9082 Brookline Lane  
Helena, AL 35080

Property Address 9082 Brookline Lane  
Helena, AL 35080

Date of Sale 1/6/2015

Total Purchase Price \$ 106,100.00

or

Actual Value \$

or

Assessor's Market Value \$



20150112000010660 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/12/2015 09:25:06 AM FILED/CERT

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 1/6/2015

Print Anthony J. Ardovino

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1