

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
John C. Pizzano and Mary Ann G. Pizzano  
876 Narrows Point Drive  
Birmingham, AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

)  
)  
)

20150204000037170  
02/04/2015 11:50:19 AM  
DEEDS 1/4

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$189,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Mildred Salery, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John C. Pizzano and Mary Ann G. Pizzano (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, according to the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, page 90 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-09155, First Amendment recorded in Instrument #2000-17136; Second Amendment recorded in Instrument # 2000-36696; Third Amendment recorded in Instrument #2001-38328; Fourth Amendment recorded in Instrument# 20020905000424180; Fifth Amendment recorded in Instrument #20021017000508250; Sixth Amendment recorded in Instrument #20030716000450980; Seventh Amendment recorded in Instrument# 20050831000450840; Eighth Amendment recorded in Instrument # 20061031000537350; Ninth amendment recorded in Instrument # 20061211000599540; Tenth Amendment recorded in Instrument #20070607000266840; and Eleventh Amendment recorded in Instrument# 20080711000280890, all recorded in the Probate Office of Shelby County, Alabama.

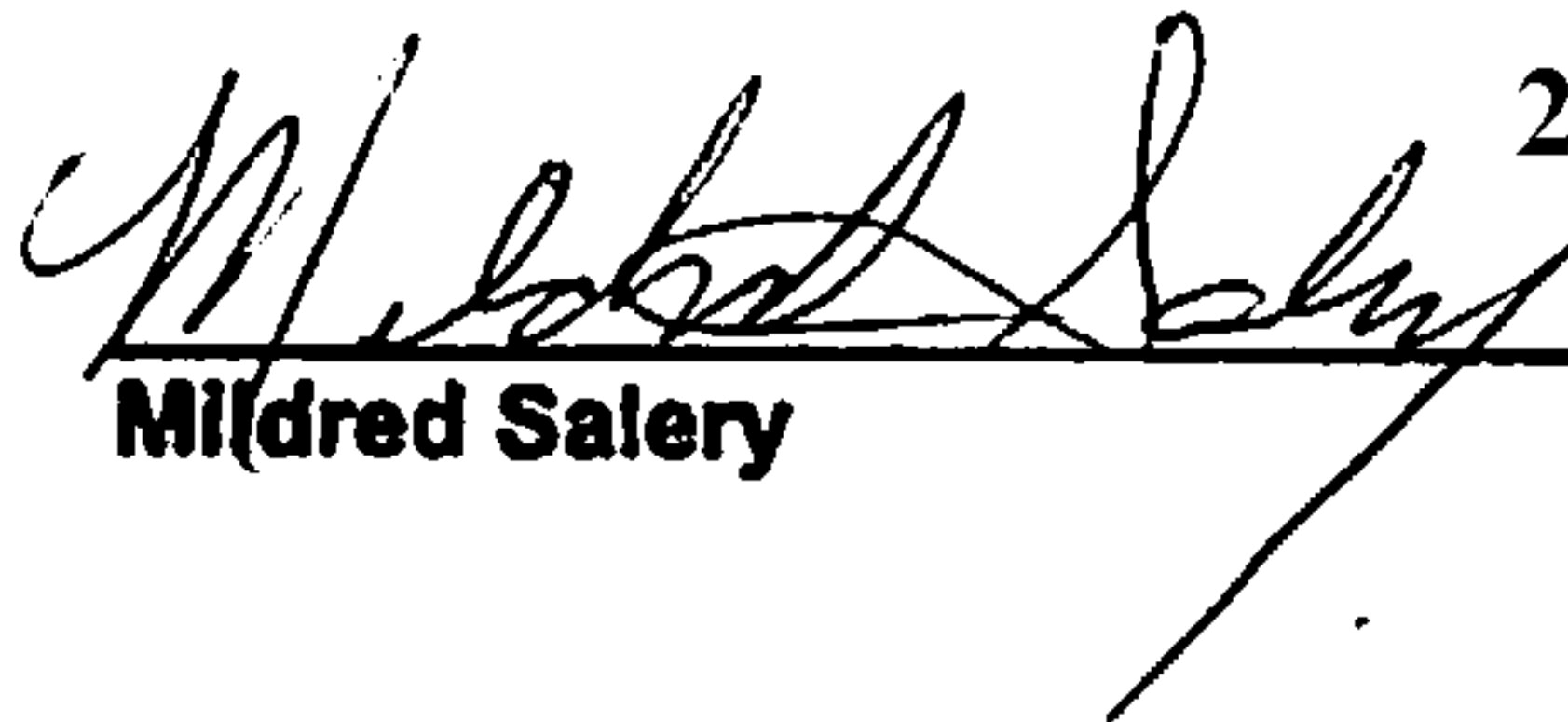
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty Thousand Four Hundred Five And No/100 Dollars (\$180,405.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on January 30, 2015.

  
Mildred Salery

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STATE OF California  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Mildred Salery 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 30<sup>th</sup> day of January, 2015.

See Attached California Notary Certificate  
Notary Public  
My commission expires: 03/12/2015

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Diego )On 01/30/2015 before me, Michele P. Haro, Notary Public,  
Date Here Insert Name and Title of the Officerpersonally appeared Mildred Salery  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele P. Haro  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Warranty Deed Document Date: 1/30/2015  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**Real Estate Sales Validation Form**  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
20150204000037170 02/04/2015 11:50:19 AM DEEDS 4/4

Grantor's Name    Mildred Salery  
Mailing Address    876 Narrows Point Drive  
                         Birmingham, AL 35242

Grantee's Name    John C. Pizzano and Mary Ann G.  
                         Pizzano  
Mailing Address    7103 Kenley Way  
                         Birmingham, AL 35242

Property Address   876 Narrows Point Drive  
                         Birmingham, AL 35242

Date of Sale                    January 30, 2015  
Total Purchase Price        \$189,900.00

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 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 - Mildred Salery, 876 Narrows Point Drive, Birmingham, AL 35242.

Grantee's name and mailing address - John C. Pizzano and Mary Ann G. Pizzano, 7103 Kenley Way, Birmingham,  
AL 35242.

Property address - 876 Narrows Point Drive, Birmingham, AL 35242

Date of Sale - January 30, 2015.

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.

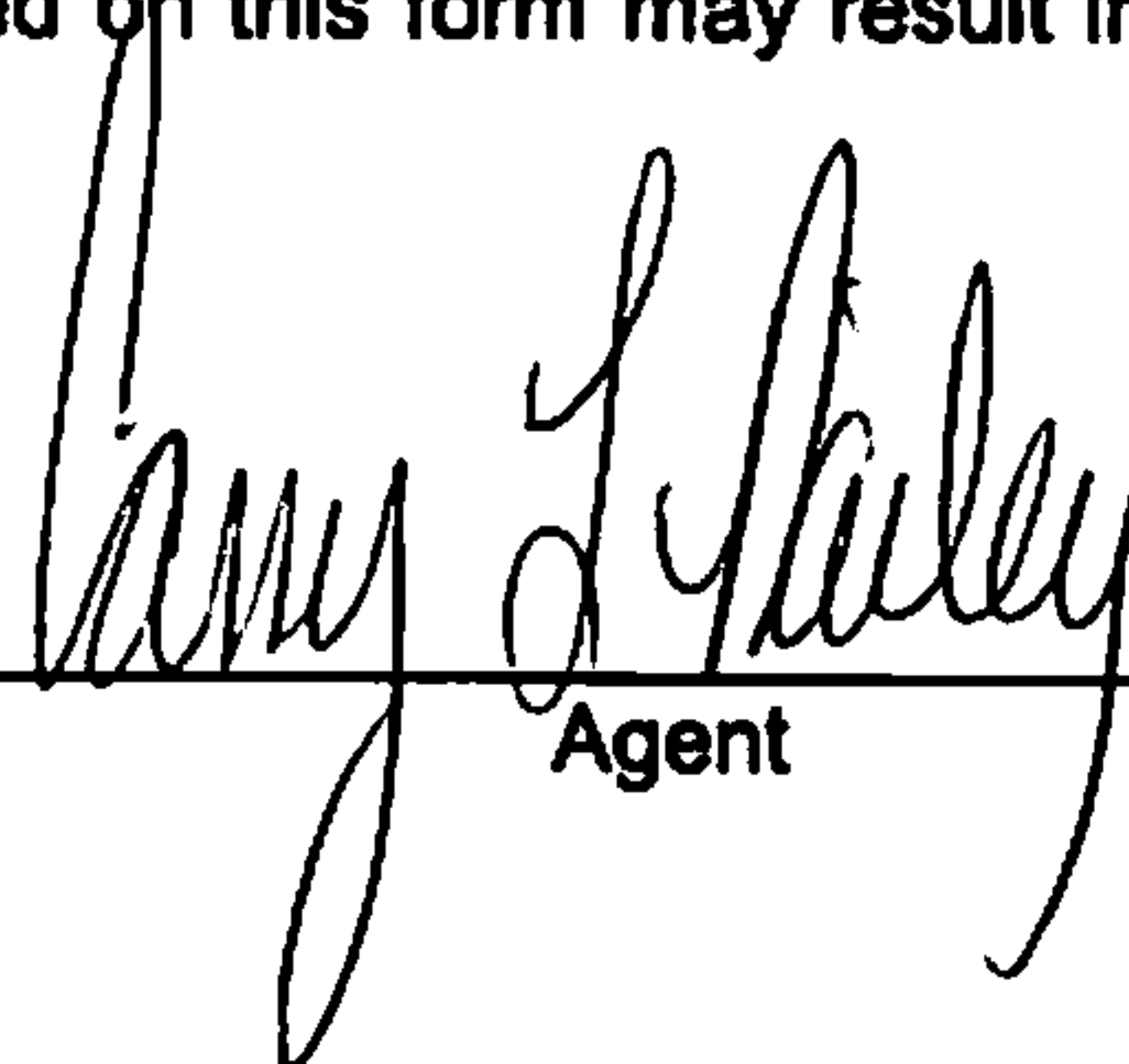
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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 with 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: January 30, 2015

Sign

  
Agent