



20150310000073930 1/3 \$625.00  
Shelby Cnty Judge of Probate, AL  
03/10/2015 12:31:14 PM FILED/CERT

This instrument was prepared by:  
**David P. Condon, P.C.**  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
**Vincent B. Caltagirone, Jr.**  
80 Jasmine Hill Road  
Indian Springs, Alabama 35124

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Six Hundred Five Thousand and 00/100 Dollars (\$605,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Sandra L. Strength, an unmarried woman**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Vincent B. Caltagirone, Jr. and Ramona D. Caltagirone**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

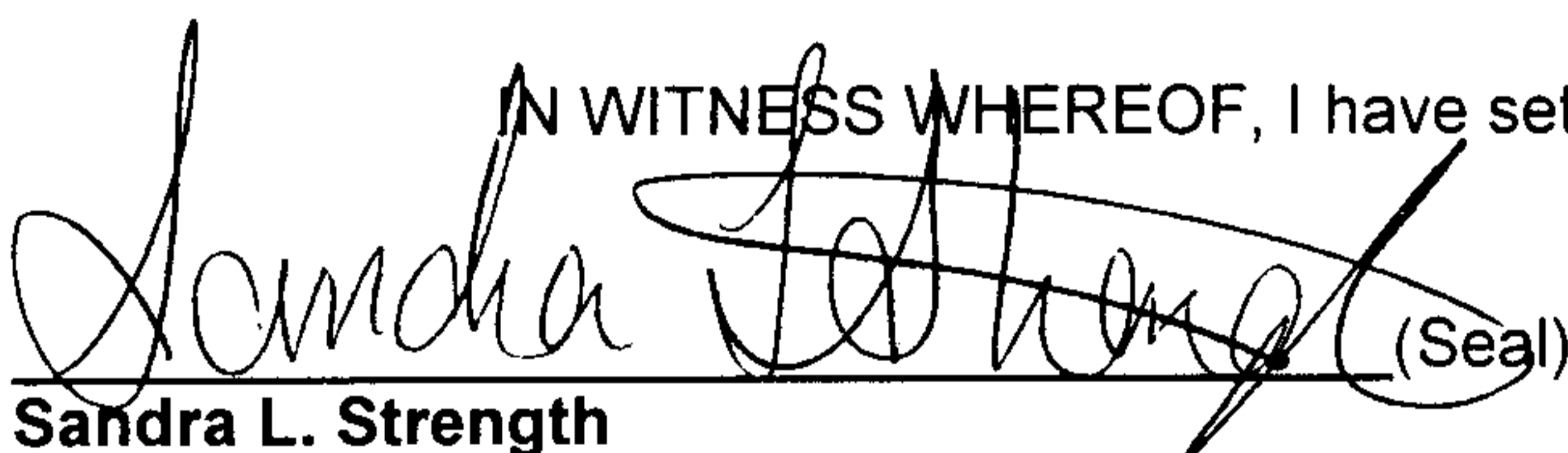
**See Exhibit "A" attached hereto**

Subject to: (1) 2015 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

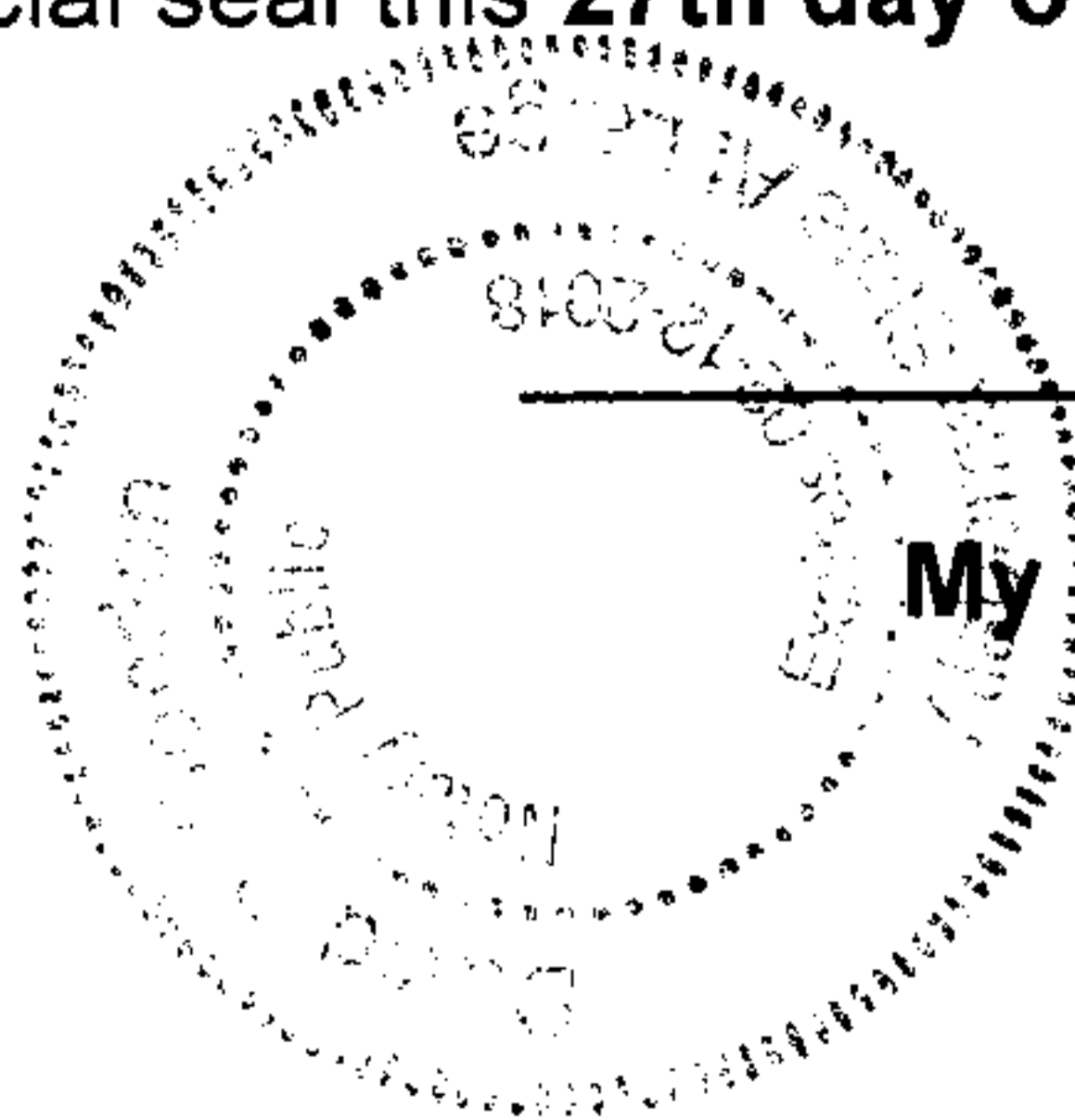
IN WITNESS WHEREOF, I have set my hand and seal, this **27th day of February, 2015**.

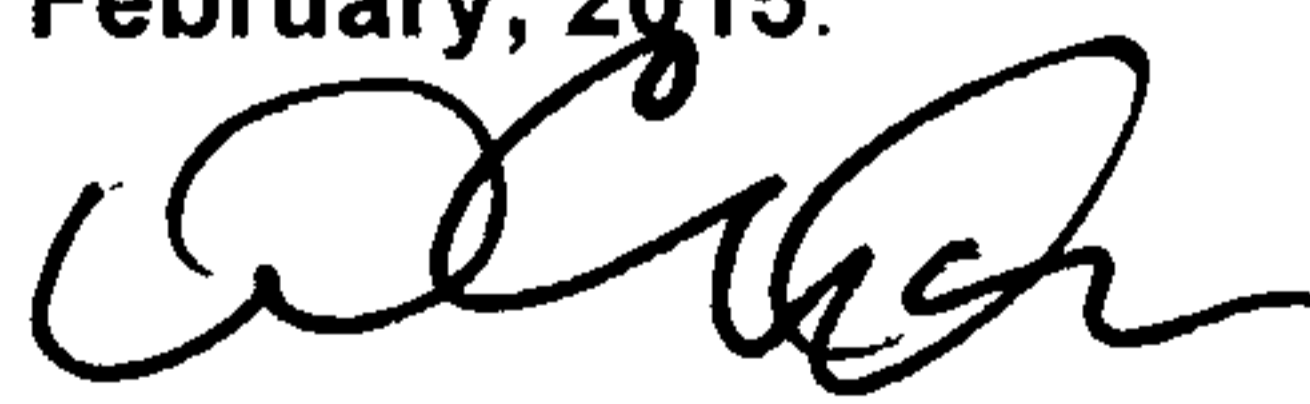
 (Seal)  
**Sandra L. Strength**

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Sandra L. Strength** 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 this **27th day of February, 2015**.



  
**Notary Public: David P. Condon**  
**My Commission Expires: 02/12/2018**

Shelby County, AL 03/10/2015  
State of Alabama  
Deed Tax: \$605.00

**EXHIBIT A**  
**Legal Description**



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Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West (3" capped pipe); thence run Easterly along the Northerly line thereof for a distance of 840.21 feet; thence turn an angle to the right of 87 degrees 44 minutes 20 seconds; leaving said section line and traveling Southerly for a distance of 2,202.25 feet; thence turn an angle to the left of 34 degrees 21 minutes 20 seconds and run Southeasterly a distance of 386.91 feet; thence turn an angle to the right of 10 degrees 14 minutes 00 seconds and run Southerly for a distance of 162.28 feet; thence turn an angle to the right of 81 degrees 34 minutes 00 seconds and run Southwesterly for a distance of 251.06 feet to the point of beginning of the herein described parcel; from the point of beginning thus obtained, thence continue along last described course a distance of 264.83 feet to a point on the centerline of Jasmine Hill Road (private road); thence turn an angle to the left of 83 degrees 22 minutes 58 seconds and run Southeasterly along said centerline for a distance of 459.55 feet; thence turn an angle to the left of 96 degrees 48 minutes 00 seconds and run Northeasterly along the Northerly right of way line of Shelby County Highway 119 (80.00 foot right of way) for a distance of 252.03 feet; thence turn an angle to the left of 81 degrees 16 minutes 20 seconds and run Northerly for a distance of 460.41 feet to the point of beginning. Situated in Shelby County, Alabama.

### REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Sandra L. Strength**  
Mailing Address: **80 Jasmine Hill Road**  
**Indian Springs, Alabama, 35124**

Date of Sale: **February 27th, 2015**

Total Purchase Price: **\$605,000**

Or

Actual Value:

Property Address: **80 Jasmine Hill Road**

\$ \_\_\_\_\_

**Indian Springs, Alabama, 35124**

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Vincent B. Caltagirone, Jr.**

Grantee Name: **Ramona D. Caltagirone**

Mailing Address: **80 Jasmine Hill Road**

**Indian Springs, AL, 35124**

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

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other \_\_\_\_\_

XX 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 – 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 Section 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 Section 40-22-1 (h).

Date: **February 27th, 2015** Print: \_\_\_\_\_

\_\_\_\_ Unattested

(verified by)

Sign: \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



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