

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

SEND TAX NOTICE TO:
Brian T. Fleury and Courtney S. Fleury
1029 Beaumont Avenue
Hoover, AL 35242

20150629000217020
06/29/2015 10:40:46 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars (\$345,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Bruno S. Folegatti and wife, Guadalupe G.C. Folegatti (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian T. Fleury and Courtney S. Fleury (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 29A, according to the Final Plat of Residential Subdivision, Beaumont Phase 5, a Resurvey of Lots 1-31, as recorded in Map Book 40, page 5, 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.

Two Hundred Forty-Four Thousand And No/100 Dollars (\$244,000.00) 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 June 25th, 2015.



Bruno S. Folegatti



Guadalupe G.C. Folegatti

STATE OF Oregon
COUNTY OF Multnomah

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Bruno S. Folegatti and wife, Guadalupe G.C. Folegatti 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 25 day of June, 2015.



Notary Public
My commission expires:



20150629000217020 06/29/2015 10:40:46 AM DEEDS 2/2

Grantor's Name Bruno S. Folegatti and Guadalupe G.C. Folegatti Grantee's Name Brian T. Fleury and Courtney S. Fleury

Mailing Address 1029 Beaumont Avenue
Hoover, AL 35242

Mailing Address 1017 Inverness Cove Way
Birmingham, AL 35242

Property Address 1029 Beaumont Avenue
Hoover, AL 35242

Date of Sale June 26, 2015
Total Purchase Price \$345,000.00
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 evidence:
(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 - Bruno S. Folegatti and Guadalupe G.C. Folegatti, 1029 Beaumont Avenue, Hoover, AL 35242.

Grantee's name and mailing address - Brian T. Fleury and Courtney S. Fleury, 1017 Inverness Cove Way, Birmingham, AL 35242.

Property address - 1029 Beaumont Avenue, Hoover, AL 35242

Date of Sale - June 26, 2015.

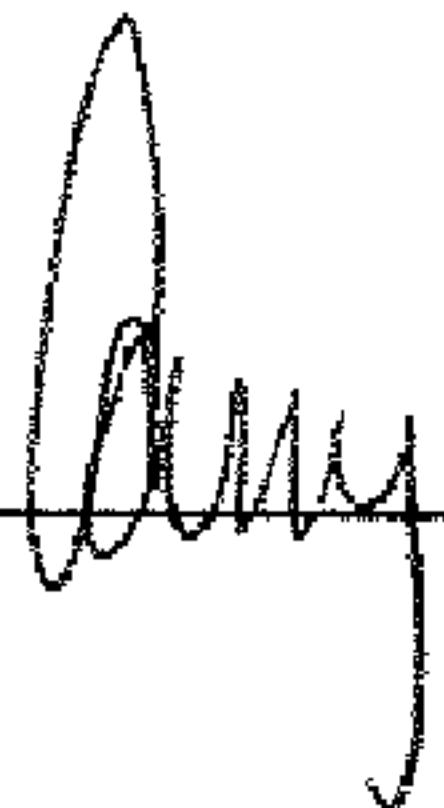
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

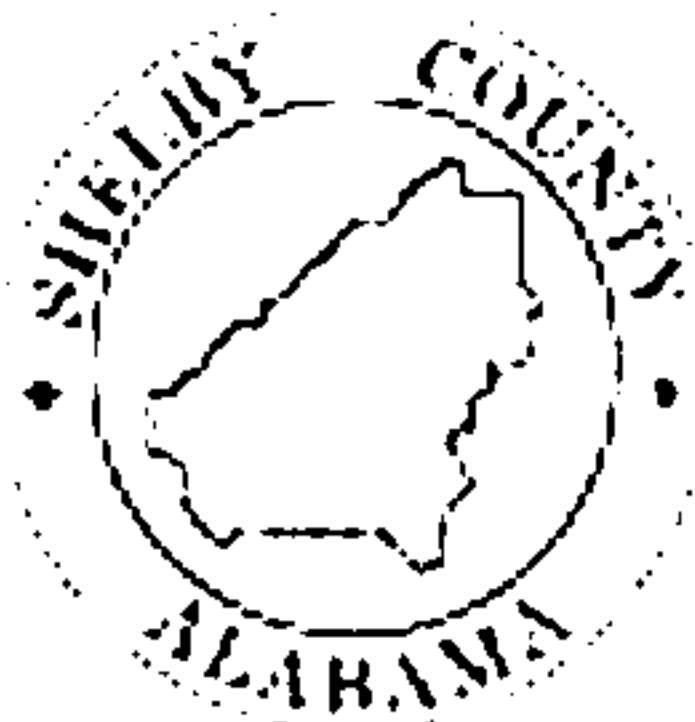
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 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: June 26, 2015

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2015 10:40:46 AM
\$118.00 CHERRY
20150629000217020

