

This Instrument was Prepared by:

Send Tax Notice To: Lawrence A. Angelo

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

3576 Tangle Creek Circle
Vestavia, AL 35243

File No.: S-15-22240

WARRANTY DEED

20150701000220940 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
07/01/2015 11:05:53 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of James Gregory Oliver, Probate Case # PR-2014-000307, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lawrence A. Angelo**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$170,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of June, 2015.

ESTATE OF JAMES GREGORY OLIVER,
PROBATE CASE # PR-2014-000307, SHELBY
COUNTY, ALABAMA

A. Eric Johnston
Personal Representative

Shelby County, AL 07/01/2015
State of Alabama
Deed Tax: \$30.00

State of Alabama

County of Shelby

A. Eric Johnston, as Personal Representative of

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Estate of James Gregory Oliver, Probate Case # PR-2014-000307, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2015.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

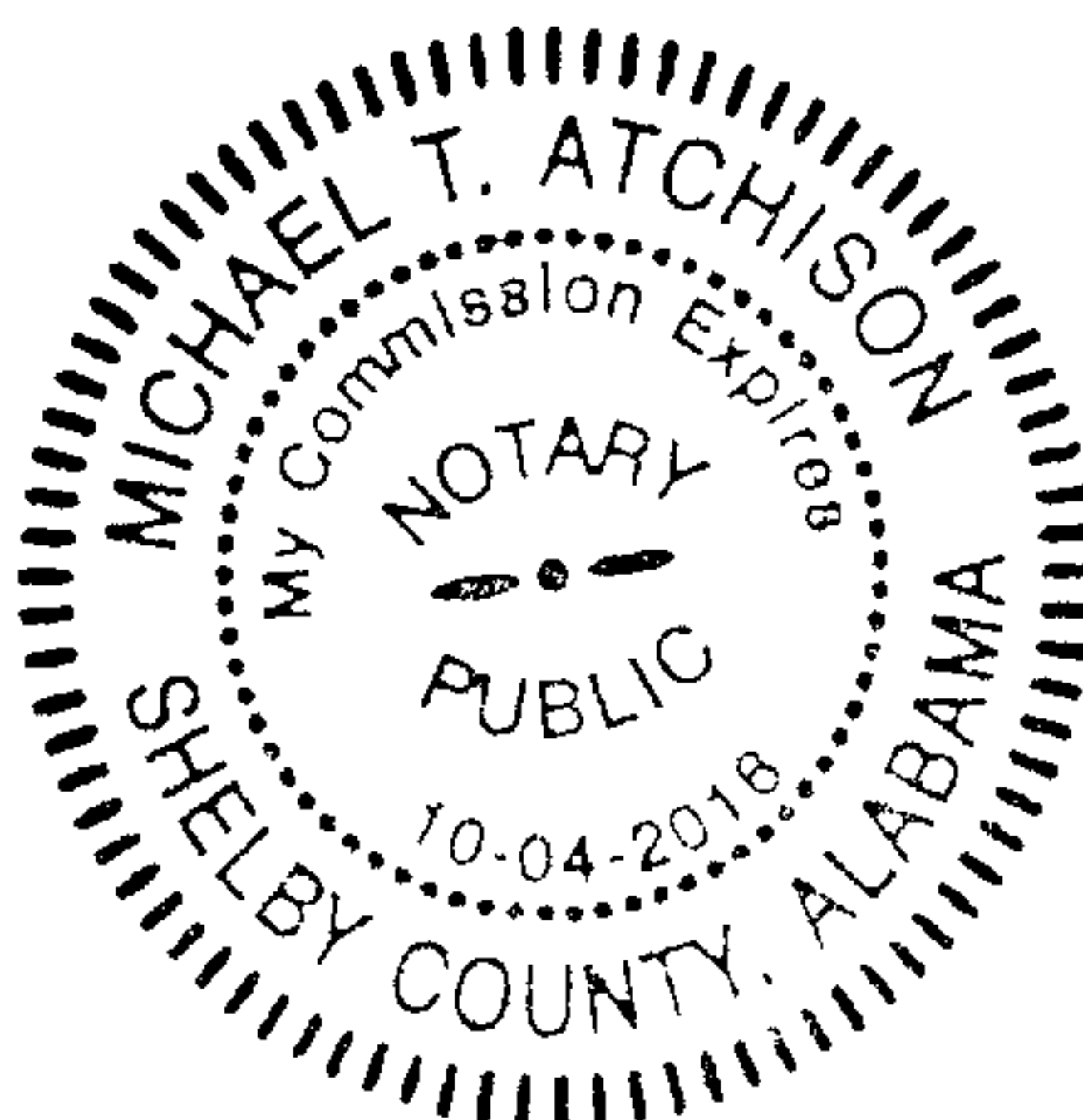



EXHIBIT "A"
LEGAL DESCRIPTION


20150701000220940 2/3 \$50.00
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Lot No. 7 in Shelby Shores - 1976 Addition, according to Map of said Shelby Shores - 1976 Addition as recorded in the Probate Office of Shelby County, Alabama, Map Book 6, Page 107, being otherwise described as follows:

Commence at the SW corner of the SW 1/4 of NE 1/4, Section 7, Township 22 South, Range 2 East; run easterly along the southern boundary of the quarter-quarter section to a point where the same is intersected by the eastern right of way line of Marine Road, and run thence in a northerly and northeasterly direction along the western boundary line of Lots 2, 3, 4, 5 and 6 to a point which is the westernmost corner of said Lot 7 and the point of beginning of the property herein conveyed; thence continue in the same direction along said road 110.92 feet to a point; thence turn an angle of 90 degrees to the right and run southeasterly 237 feet to the easternmost corner of said Lot No. 7; thence turn to the right and run southwesterly 113.08 feet to the point which is the southernmost corner of said Lot No. 7; thence turn an interior angle of 101 degrees 13 minutes 07 seconds and run in a northwesterly direction a distance of 215 feet along the line separating Lot 6 and 7 of said subdivision to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Estate of James Gregory Oliver,
Probate Case # PR-2014-000307,
Shelby County, Alabama

Mailing Address 1200 Corporate Drive
Birmingham, AL 35242

Property Address 220 Marina Road
Shelby, AL 35143

Grantee's Name Lawrence A. Angelo

Mailing Address 3576 Tangle Creek Circle
Vestavia, AL 35243

Date of Sale June 30, 2015
Total Purchase Price \$200,000.00


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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 of 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 30, 2015

Print Estate of James Gregory Oliver, Probate Case #
PR-2014-000307, Shelby County, Alabama

Unattested

AC
(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one