

Send Tax Notices to:
Kaliffa Oliveira
3228 Arbor Hill Trace
Hoover, AL 35244

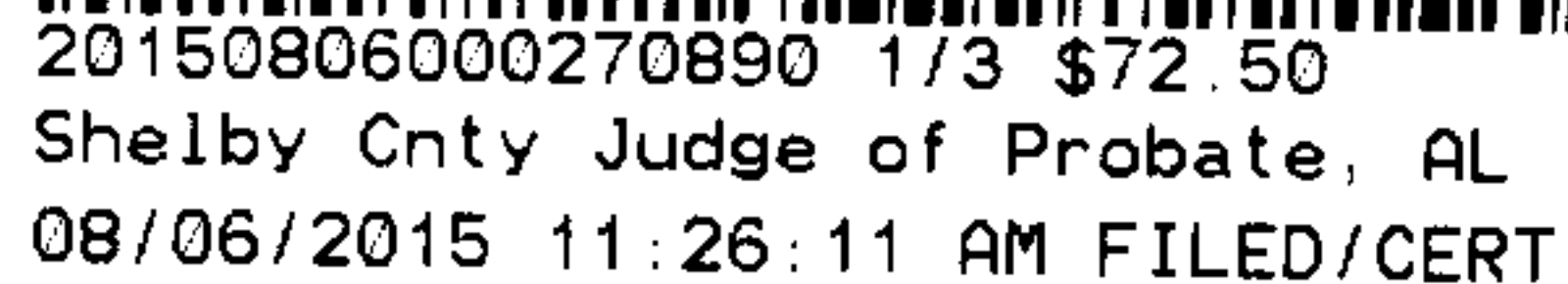
STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of **Three Hundred Forty Nine Thousand and No/100 Dollars (\$349,000.00)**, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Charles T. Vizzina and Deborah L. Vizzina, Husband and Wife**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Kaliffa Oliveira**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

SUBJECT TO:

- \$296,650.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.



Shelby County, AL 08/06/2015
State of Alabama
Deed Tax:\$52.50

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 4th day of August, 2015.

 (SEAL)
Charles T. Vizzina

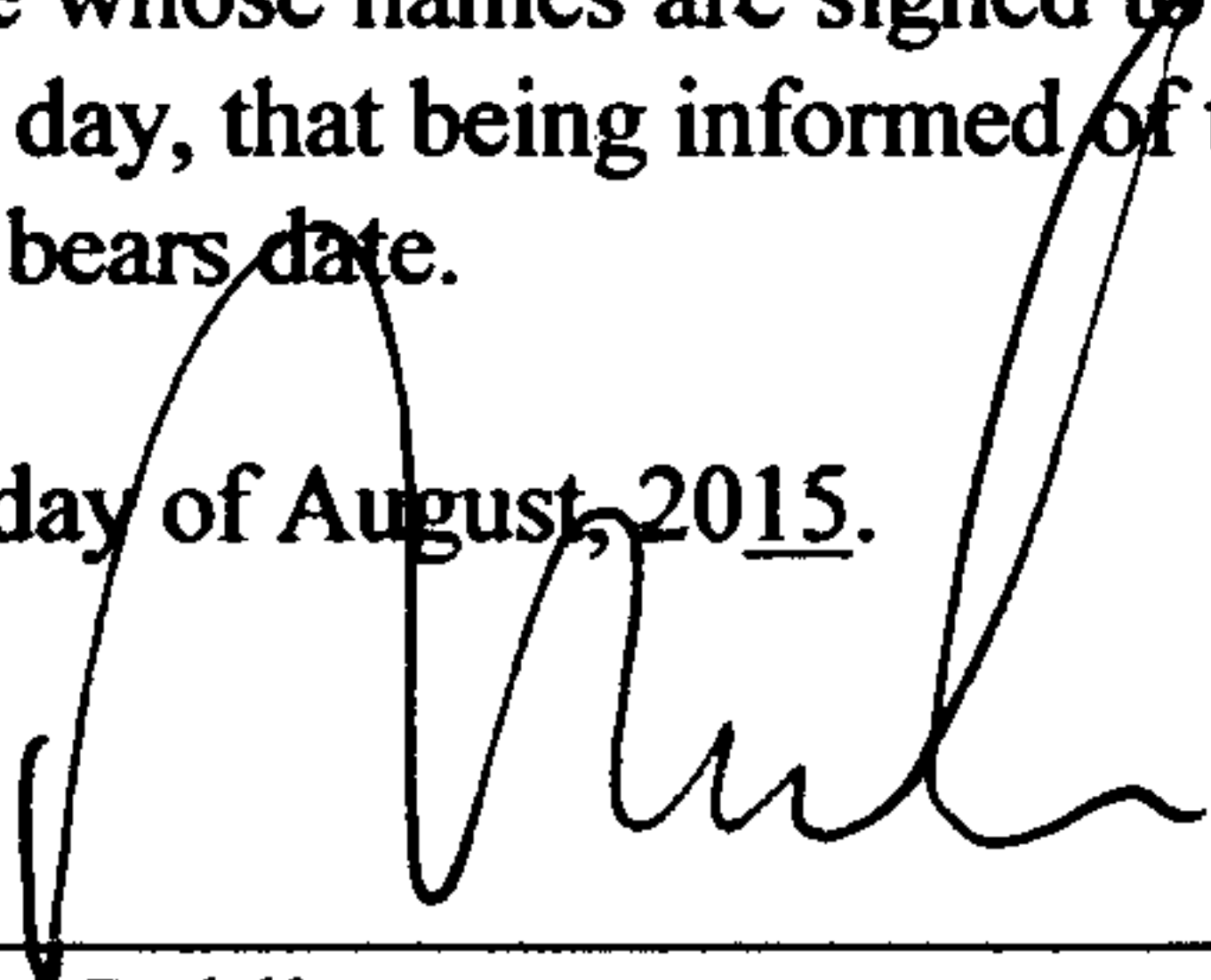
 (SEAL)
Deborah L. Vizzina

STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles T. Vizzina and Deborah L. Vizzina, Husband and Wife** 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 this 4th day of August, 2015.



Notary Public
Mark E. Gualano
My commission expires: 7/28/2017


20150806000270890 2/3 \$72.50
Shelby Cnty Judge of Probate, AL
08/06/2015 11:26:11 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 Charles T. Vizzina
Mailing Address Deborah L. Vizzina
1931 Waterford Road
Hoover, AL 35244

Grantee's Name Kaliffa Oliveira
Mailing Address 3226 Arbor Hill Trace
Hoover, AL 35244

Property Address 3226 Arbor Hill Trace
Hoover, AL 35244

Date of Sale August 4, 2015
Total Purchase Price \$ 349,900.00

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 - 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 8/4/15

Print

Kaliffa Oliveira

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20150806000270890 3/3 \$72.50
Shelby Cnty Judge of Probate, AL
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Form RT-1