

This instrument was prepared by:  
Joe A. Scotch  
Birmingham, Alabama

Send Tax Notice to:  
Antonio E. Zappa  
139 Sunset Lake Drive  
Chelsea Alabama, 350343

**STATUTORY WARRANTY DEED**



20160512000160590 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
05/12/2016 08:18:12 AM FILED/CERT

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of SIXTY FIVE HUNDRED and NO/100 DOLLARS to the undersigned grantor(s), **SHADY HOLLOW DEVELOPMENT INC.**, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) do by these presents, grant, bargain, sell, and convey to **ANTONIO E. ZAPPA** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

Lot 49, Sunset Lake Phase 1, as recorded in Map Book 29 page 68 in the Probate Office of Shelby County, Alabama.

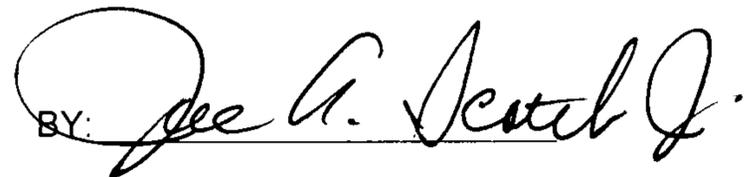
This conveyance is subject to taxes, and easements and restrictions of record.

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

GRANTOR does hereby warrant and will defend the title to said property against lawful claims of all persons or entities whomsoever claiming by, through or under grantor, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 20th day of April, 2016.

Shady Hollow Development, Inc.

BY: 

**[GENERAL ACKNOWLEDGEMENT NEXT PAGE]**

Shelby County, AL 05/12/2016  
State of Alabama  
Deed Tax: \$6.50



20160512000160590 2/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
05/12/2016 08:18:12 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

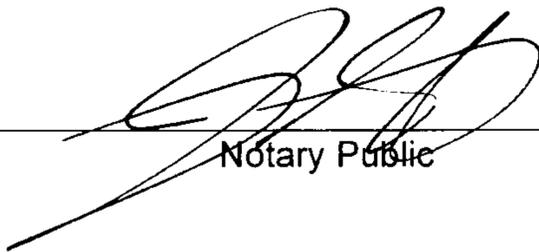
GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr. whose name as President of Shady Hollow Development, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 9<sup>th</sup> day of May, 2016

MY COMMISSION EXPIRES  
DECEMBER 19, 2017

\_\_\_\_\_  
My Commission Expires

  
\_\_\_\_\_  
Notary Public

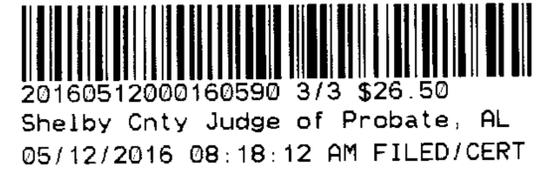
*State of AL.*  
*Jefferson County,*

Real Estate Sales Validation Form

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

Grantor's Name Shady Hollow Development, Inc
Mailing Address
Grantee's Name Antonio E Zappa
Mailing Address 131 Sunset Lake Dr
Chelsea AL 35043

Property Address No Address
Date of Sale May 10 2016
Total Purchase Price \$ 6,500



Actual Value \$
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 10/12/2016
Print Antonio E Zappa
Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one