

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Rick Anthony Pettinato, Jr.
Jordan M. Pettinato
1903 Forest River Ct
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Three Hundred Thirty-One Thousand Four Hundred Fifty and 00/100 (\$331,450.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **William M. Landess, II** and wife, **Kelly Landess**, do hereby grant, bargain, sell and convey unto **Rick Anthony Pettinato, Jr.** and **Jordan M. Pettinato**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 217, according to the Survey of Ninth Addition to Riverchase Country Club, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Property taxes for the year 2016 and subsequent years, not yet due and payable; 2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Ninth Addition to Riverchase Country Club recorded in Map Book 8, Page 46 A & B, in the Office of the Judge of Probate of Shelby County, Alabama. 3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records as recorded in Deed Book 111, Page 725, Deed Book 121, Page 294 and Deed Book 127, Page 140. 4. Release of damages as recorded in Deed Book 111, Page 625, Deed Book 127, Page 140 and Deed Book 121, Page 294. 5. Easement to Alabama Power Company as recorded in Deed Book 333, Page 512. 6. Agreement with Alabama Power Company as to underground cables as recorded in Miscellaneous Book 41, Page 803 and covenants pertaining thereto as recorded in Miscellaneous Book 41, Page 802. 7. Riparian or water rights, claims, or title to water whether or not shown by the public records. 8. Covenants, conditions and restrictions as set forth in instrument recorded in Miscellaneous Book 14, Page 536 and amended in Miscellaneous Book 17, Page 550 and further amended in Deed Book 349, Page 234 and Notice of Compliance Certificate as recorded in Miscellaneous Book 34, Page 549.

\$298,305.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

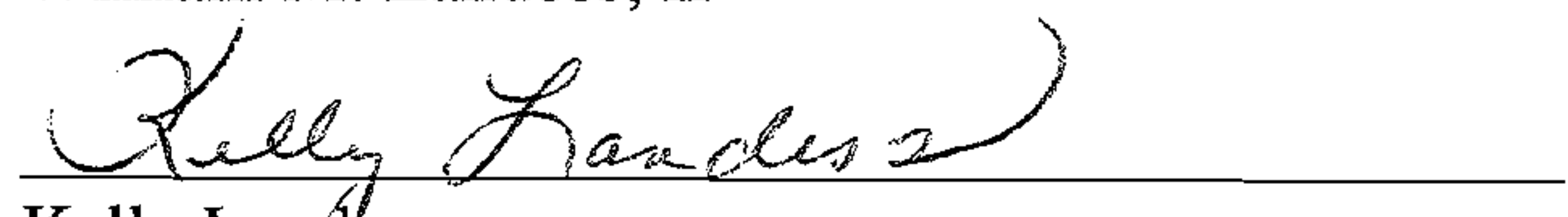
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of May, 2016.



William M. Landess, II



Kelly Landess

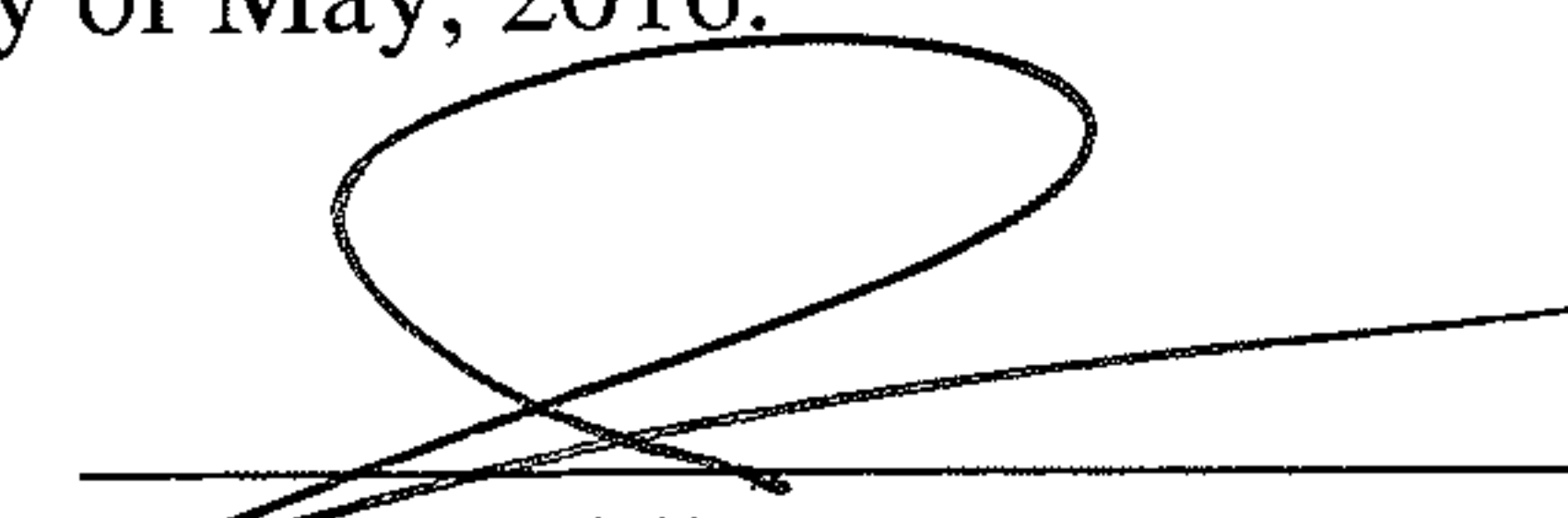
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William M. Landess, II** and wife, **Kelly Landess**, 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.

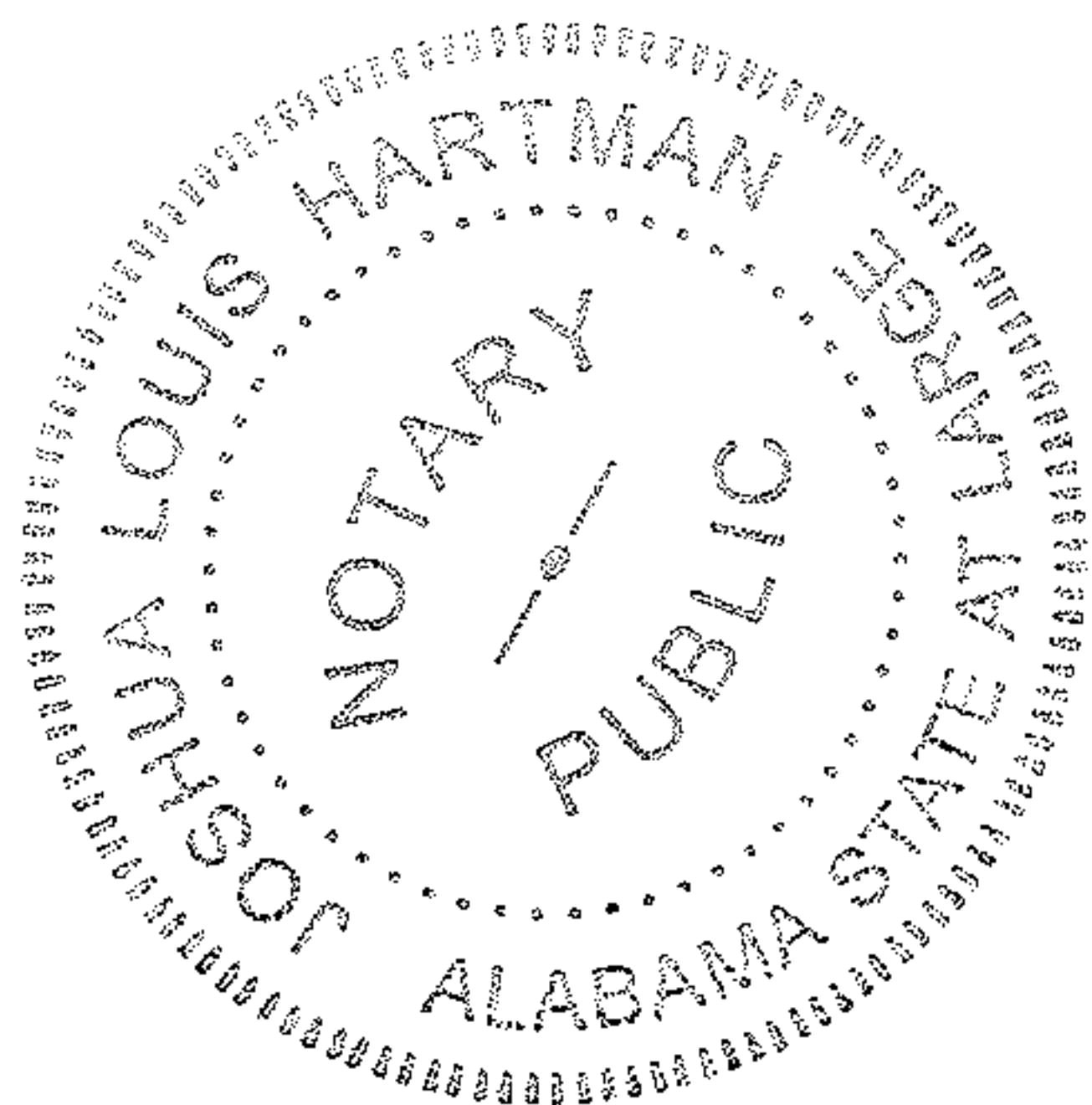
Given under my hand and official seal this 13th day of May, 2016.

My Commission Expires:



Notary Public

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



Real Estate Sales Validation Form

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

Grantor's Name William M. Landess, II
Kelly Landess

Mailing Address 1903 Forest River Ct
Hoover, AL 35244

Grantee's Name Rick Anthony Pettinato, Jr.
Jordan M. Pettinato

Mailing Address 1903 Forest River Ct
Hoover, AL 35244

Property Address 1903 Forest River Ct
Hoover, AL 35244

Date of Sale May 13, 2016

Total Purchase Price \$331,450.00

or Actual Value \$

or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/13/2016 02:47:18 PM
\$53.50 CHERRY
20160513000165100

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal

_____ Sales Contract _____ Other

X 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 § 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 May 13, 2016

Print: Joshua L. Hartman

Unattested

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one