

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219


20160601000188100 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
06/01/2016 02:49:41 PM FILED/CERT

Send Tax Notice To:
Ronald A. Delucca
Lori M. Delucca
2225 Hearthwood Circle
Birmingham AL 35242

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Two Hundred and Ninety Three Thousand and Five Hundred
00/100 Dollars (\$ 293,500 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the
receipt whereof is hereby acknowledged, I/we,

Arnie C. Cobb III and Tavie S. Cobb, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Ronald A. Delucca and Lori M. Delucca

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF HEARTHWOOD, AS RECORDED IN MAP BOOK 16, PAGE 27, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 275,793 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEE, his, her, or 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
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.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this
the 11 day of March, 2016.



Arnie C. Cobb III (Seal)



Tavie S. Cobb (Seal)

Shelby County, AL 06/01/2016
State of Alabama
Deed Tax: \$18.00

STATE OF AL }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arnie C. Cobb III and Tavie S.
Cobb, 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 11 day of March, 2016.



Notary Public -

My Commission Expires: 09/23/2018

Real Estate Sales Validation Form

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

Grantor's Name Cornerstone Relocation Group, LLC

Mailing Address 10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344

Property Address 2225 Hearthwood Circle
Birmingham, AL 35242

Grantee's Name Ronald A. Delucca

Lori M. Delucca
Mailing Address 945 Haddington Dale
Pelham, AL 35124

Date of Sale May 19, 2016

Total Purchase Price \$293,500.00

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 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 May 18, 2016

Unattested

(verified by)

Print Cornerstone Relocation Group, LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1