

This Instrument Prepared by:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243


20163913000332530 1/4 \$116.50
Shelby Cnty Judge of Probate AL
09/13/2016 11:03:48 AM FILED/CERT

Send Tax Notice To:
*The Martha Emily
Butera Trust
2334 Chandabrook Dr
Pelham AL 35124*

LIMITED WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Martha W. Butera, a single person**, (herein referred to as grantor), does grant, bargain, sell and convey unto **The Martha Emily Butera Trust** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Ad Valorem taxes for the year 2016 and subsequent years,
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

NO TITLE OPINION GIVEN.

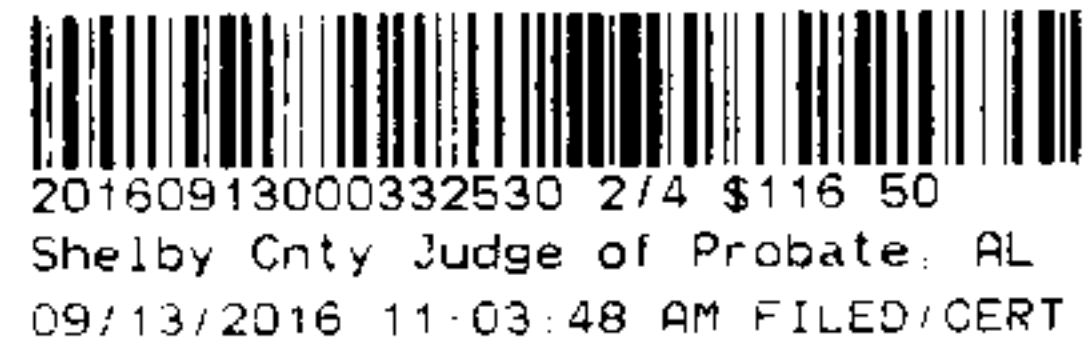
The grantor reserves a life estate in the herein described property.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to The Martha Emily Butera Trust.

IN WITNESS WHEREOF, **Martha W. Butera** has hereunto set her hand and seal, this
2 day of November, 2015.

Martha W. Butera (SEAL)
Martha W. Butera



THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Martha W. Butera**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance and indicating a full understanding of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 2 day of November, 2015.

Charlotte A. Hooton
Notary Public
My Commission Expires: _____

(SEAL)

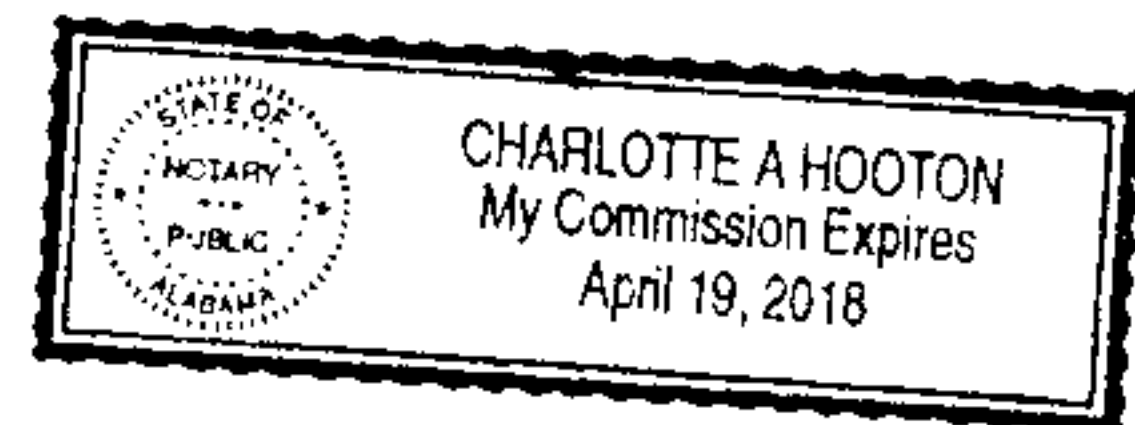


EXHIBIT "A"

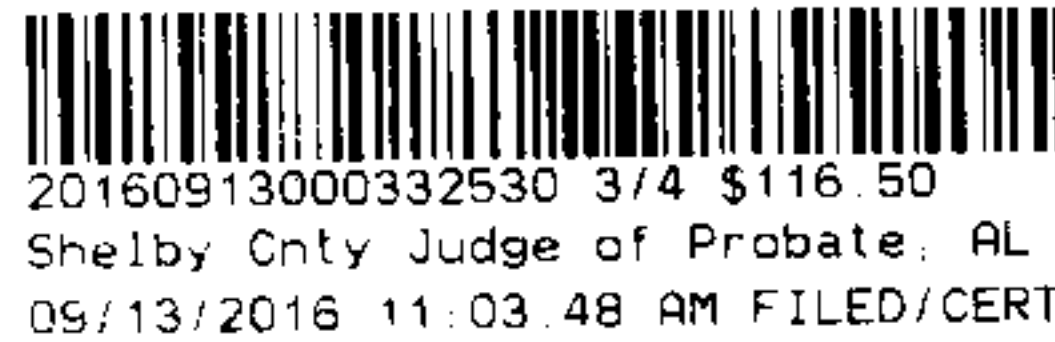
A tract of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11; thence run South along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 901.92 feet; thence turn an angle of 84 degrees 32 minutes to the left and run a distance of 32.0 feet to the point of beginning; thence continue 636.15 feet; thence turn an angle of 84 degrees 33 minutes to the right and run South a distance of 680.34 feet; thence turn an angle of 95 degrees 29 minutes to the right and run a distance of 668.17 feet; thence turn an angle of 84 degrees 30 minutes to the right and run north a distance of 615.55 feet to the point of beginning;

Less and except any part of the above described property located west of the roadway

Less and except any part of subject property located within the boundary of any roadway.

Said property be the same property conveyed to the grantor in Deed Book 238, Page 913



Real Estate Sales Validation Form

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

Grantor's Name Martha W Butera
Mailing Address 1120 Beacon Place E
Apt 110
Birmingham AL 35204

Grantee's Name The Martha Emily Butera
Mailing Address Trust
2334 Chandabrook Dr
Pelham AL

Property Address 373 Hwy 100
Montevallo AL
35225

Date of Sale 11/2/15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 92,050⁰⁰



20160913000332530 4/4 \$116.50
Shelby Cnty Judge of Probate: AL
09/13/2016 11:03:48 AM FILED/CERT

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 Tax Assessor Value

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 8-30-16

Print Lynn Campisi

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1