

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Nathan W. Antonio  
Reena M. Antonio  
6373 Augusta Lane  
Bessemer, AL 35022

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA) )  
JEFFERSON COUNTY) ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Five Thousand and No/100 Dollars (\$155,000.00)**, 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, **Robert Van Sykes, a Married Man** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Nathan W. Antonio and Reena M. Antonio**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot 1, according to the Survey of Webster's One Lot Family Subdivision, as recorded in Map Book 19, Page 70, in the Probate Office of Shelby County, Alabama.**

**AND**

**Begin at a 1/2" rebar marking the SE corner of Webster's One Lot Family Subdivision, as recorded in Map Book 19, Page 70, in the Shelby County Probate Office; thence run S 0 degrees 25'33" E along the extension of the East line of said lot for 242.70'; thence run N 89 degrees 32'52" W for 239.93' to a 1/2" rebar; thence run N 0 degrees 26'29" W for 242.70' to a 1/2 rebar being the SW corner of said lot; thence run S 89 degrees 32'52" E, along the South line of said lot for 330.00' to the point of beginning.**

**SUBJECT TO:**

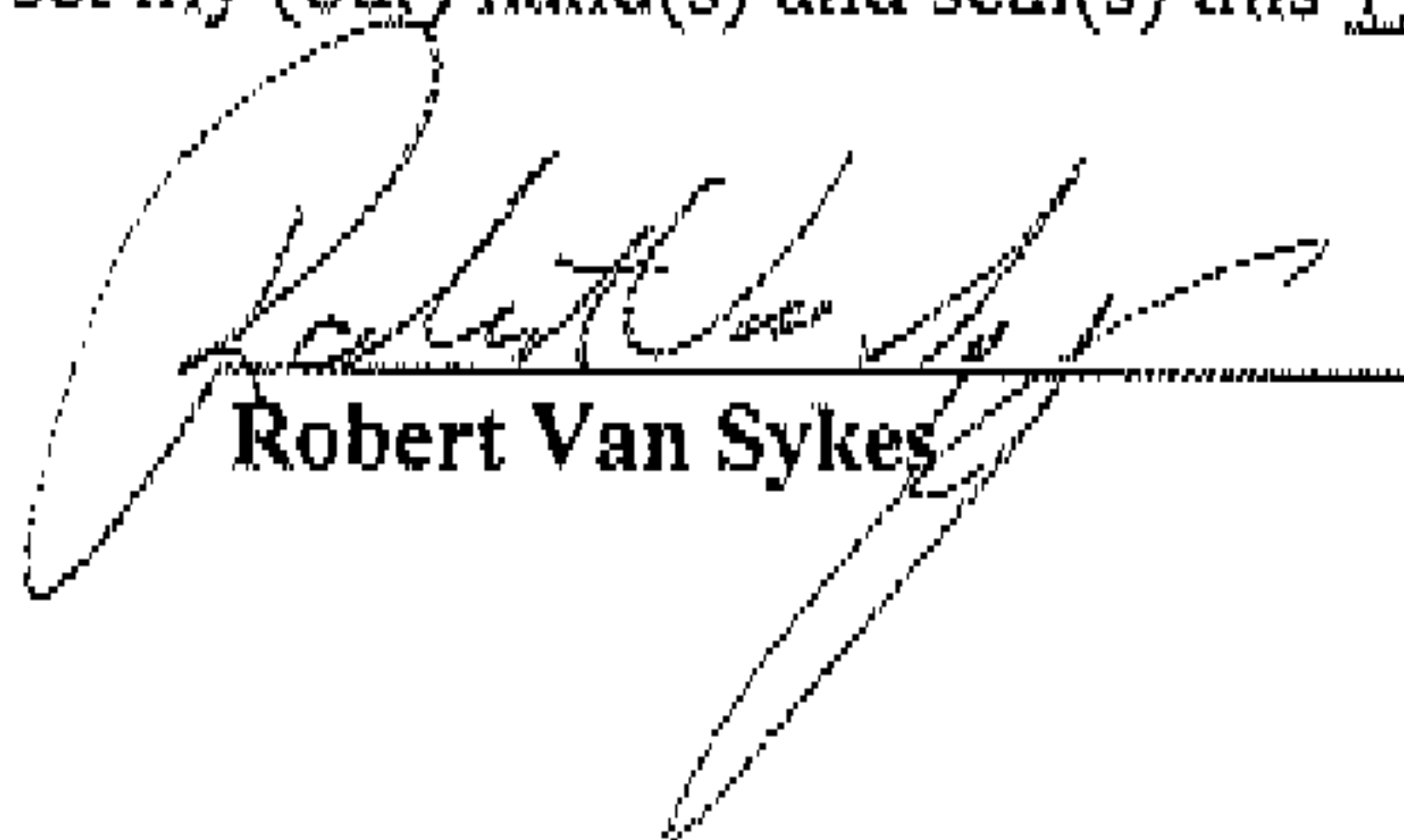
1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

The above described property does not constitute the homestead of the grantor or of said grantors spouse.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 19th day of September, 2016.

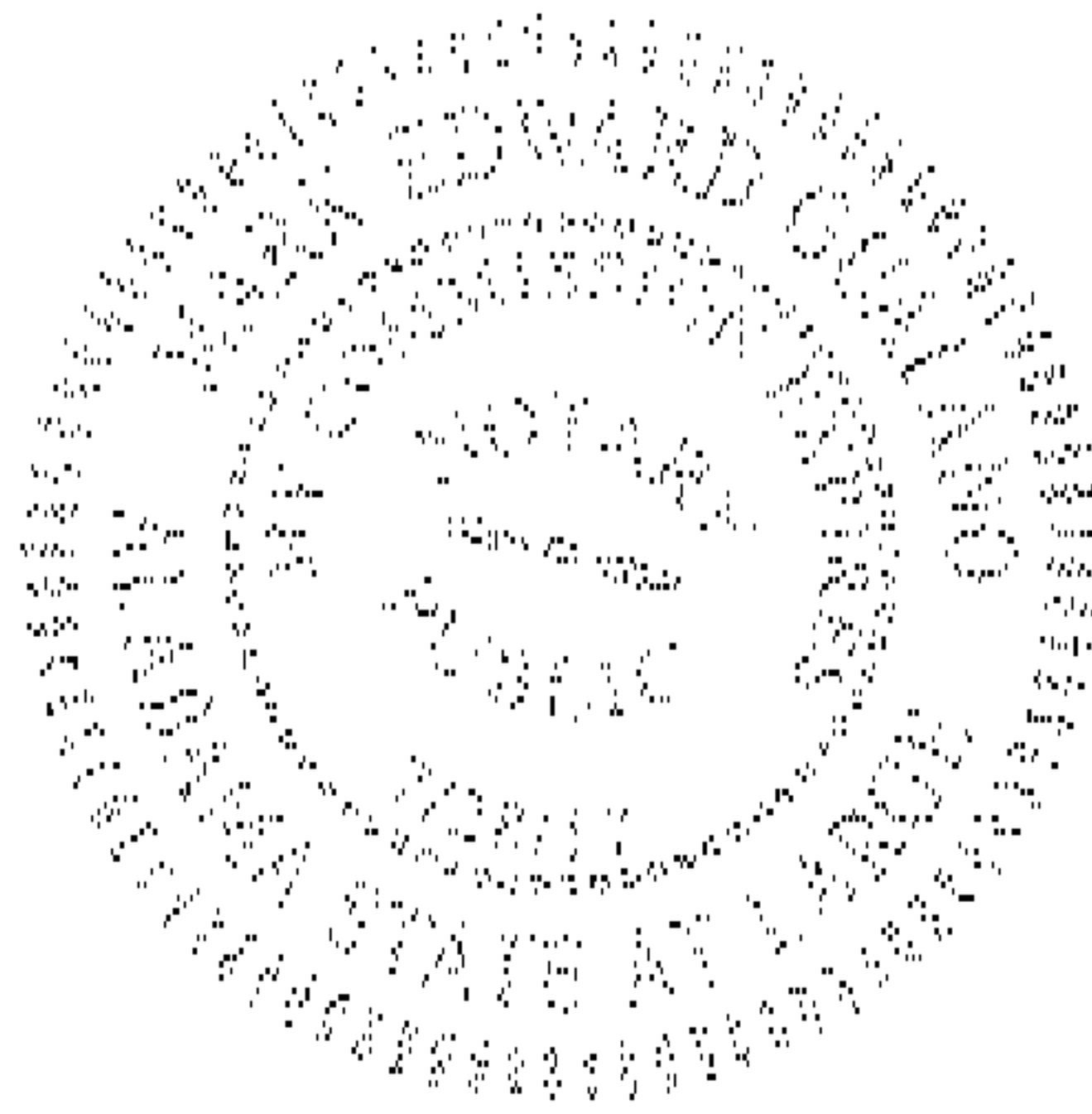
 (SEAL)  
Robert Van Sykes

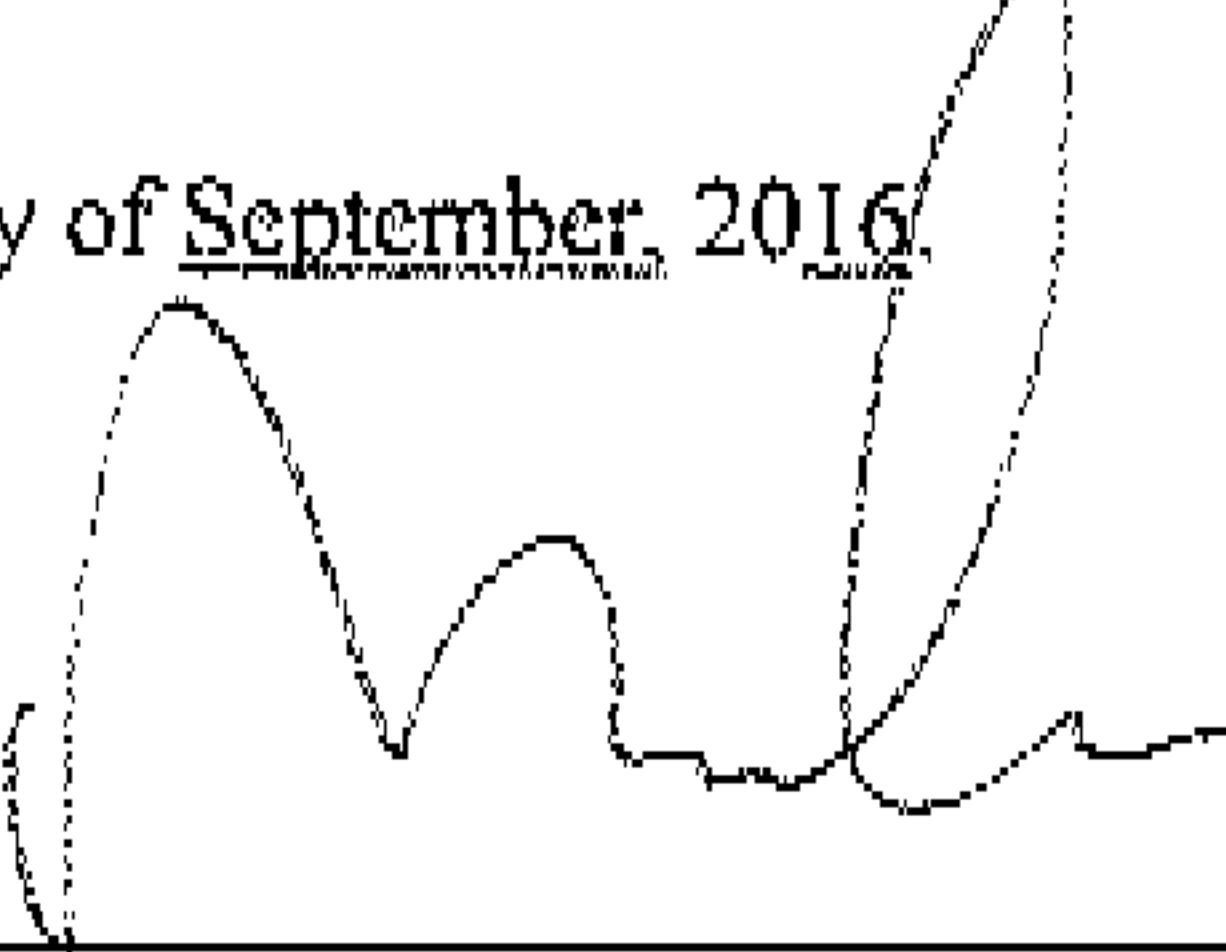
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Van Sykes, a Married Man**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of September, 2016.



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

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Robert Van Sykes</u>	Grantee's Name	<u>Wade Antonio</u>
Mailing Address	<u>, AL</u>	Mailing Address	<u>, AL</u>
Property Address	<u>South Shades Crest Rd.</u>	Date of Sale	<u>September 19, 2016</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$155,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>      </u> Sales Contract	<u>      </u> Other
<u>      </u> 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 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).

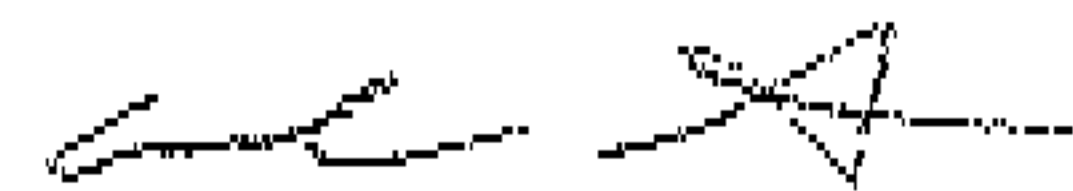
Date September 19, 2016

Print Wade Antonio

       Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/22/2016 08:04:47 AM  
\$176.00 CHERRY  
20160922000345380

