

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantees.
GRANTEE'S ADDRESS:
Richard Cashio



20161024000389860 1/3 \$156.00
Shelby Cnty Judge of Probate, AL
10/24/2016 12:20:09 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

Shelby County, AL 10/24/2016
State of Alabama
Deed Tax: \$135.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Vivian Hontzas** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Richard Cashio**, (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I.

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 89 degrees 01 minutes 34 seconds East along the North boundary line of said Section 25 for a distance of 1338.66 feet to the point of beginning; thence continue along last said course for a distance of 1339.35 feet; thence turn an angle of 91 degrees 52 minutes 43 sections to the right and run a distance of 660.95 feet; thence turn an angle of 88 degrees 03 minutes 40 seconds to the right and run a distance of 1339.11 feet; thence turn an angle of 91 degrees 54 minutes 50 seconds to the right and run a distance of 662.36 feet to the point of beginning.

Parcel II.

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 01 minutes 34 seconds East along the North boundary line of said Section 25 for a distance of 2678.01 feet; thence turn an angle of 91 degrees 52 minutes 43 seconds to the right and run a distance of 660.96 feet to the point of beginning; thence continue along last said course for a distance of 660.69 feet; thence turn an angle of 88 degrees 00 minutes 48 seconds to the right and run a distance of 1338.86 feet; thence turn an angle of 91 degrees 59 minutes 45 seconds to the right and run a distance of 662.07 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds right and run a distance of 1339.11 feet to the point of beginning.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property, and subject to any and all accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to the property.

TO HAVE AND TO HOLD, the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances, and improvements thereon, unto the said GRANTEE in fee simple, jointly with right of survivorship, and his heirs and assigns forever.

The property conveyed herein does not constitute any part of the homestead of the Grantor.

AND SAID GRANTOR, for said GRANTOR, GRANTOR's heirs, successors, executors, administrators, and assigns, covenants with GRANTEE, and with GRANTEE's heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and GRANTOR covenants further that she will, and GRANTOR'S successors, heirs, executors, administrators, and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

18th IN WITNESS WHEREOF, said GRANTOR, **Vivian Hontzas**, has hereunto set her hand and seal this the OCTOBER day of 2016.


Arther Phil Hontzas as Attorney In Fact for Vivian Hontzas

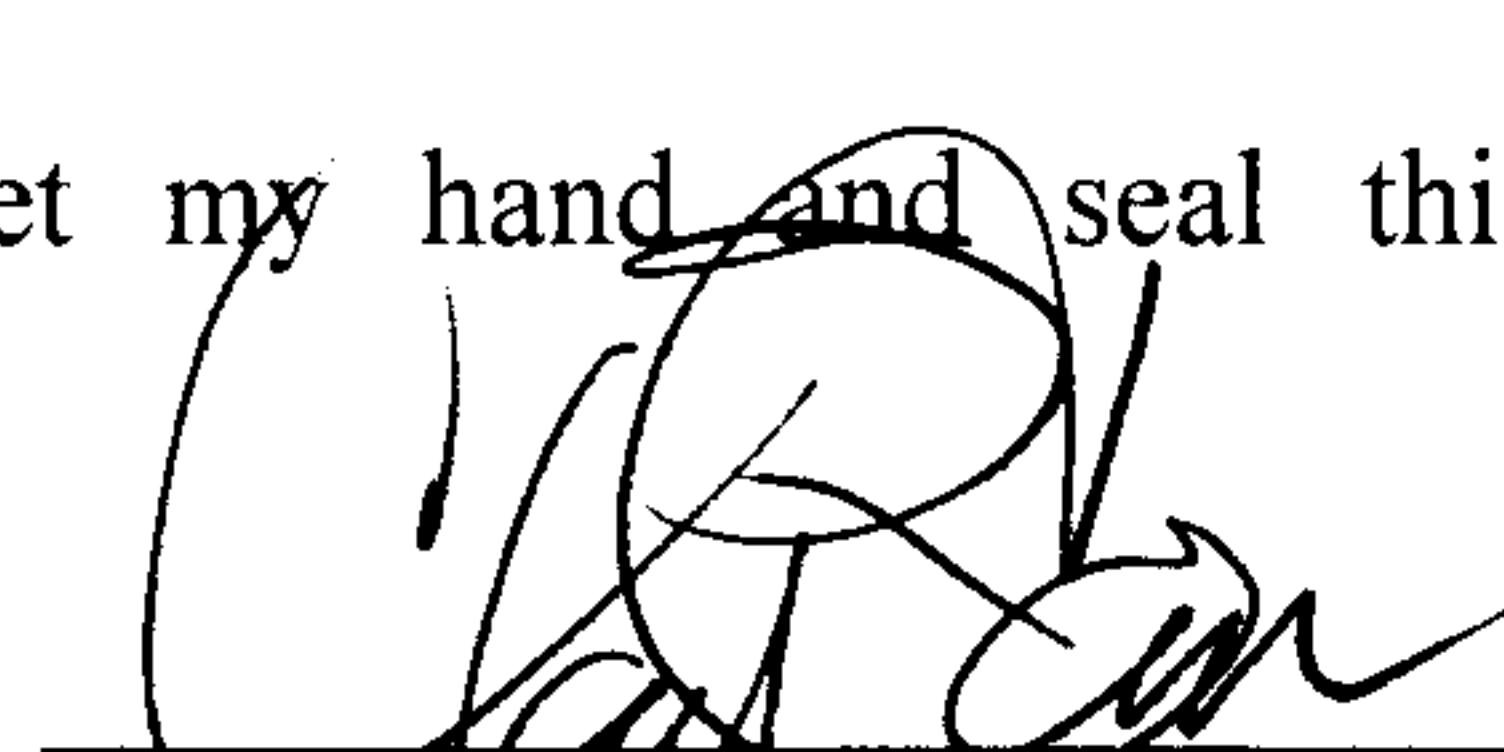
STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20161024000389860 2/3 \$156.00
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that the GRANTOR, **Arther Phil Hontzas as Attorney In Fact for Vivian Hontzas**, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, executed the same voluntarily on the day the same bears date.

October IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of 2016.

SEAL


NOTARY PUBLIC

My Commission Expires: 12/18/18

Real Estate Sales Validation Form

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

Grantor's Name Vivan Montzas
Mailing Address _____

Grantee's Name Richard Cashio
Mailing Address P.O. Box 464
Wilsonville, AL
35186

Property Address 12372
Co Rd 61
Wilsonville, AL
35186

Date of Sale 10-18-16
Total Purchase Price \$ 135,000.00
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


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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 10-24-16

Print Richard Cashio

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one