

*This deed is being re-recorded to add the marital status of the grantors.

Send tax notice to:

Mark T. Scardino & Janet M. Scardino

105 Red Bay Dr
Alabaster AL 35007

PEL1600567

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Prichard, Alabama 35243

State of Alabama

County of Shelby



20161122000428690 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/22/2016 09:24:04 AM FILED/CERT

WARRANTY DEED

2016114000418240

11/14/2016 11:48:36 AM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Two Thousand and 00/100 Dollars (\$62,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Joshua B. Adams and Eleanora Nicolaou** whose mailing address is: **23771 D West Cypress Way, Orange Beach, AL 36561** (hereinafter referred to as "Grantors"), by **Mark T. Scardino and Janet M. Scardino** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Griffin's Addition to Alabaster, as recorded in Map Book 28 at page 92 in the Probate Office of Shelby County, Alabama.

*The grantors Joshua B. Adams and Eleanora Nicolaou are husband and wife.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

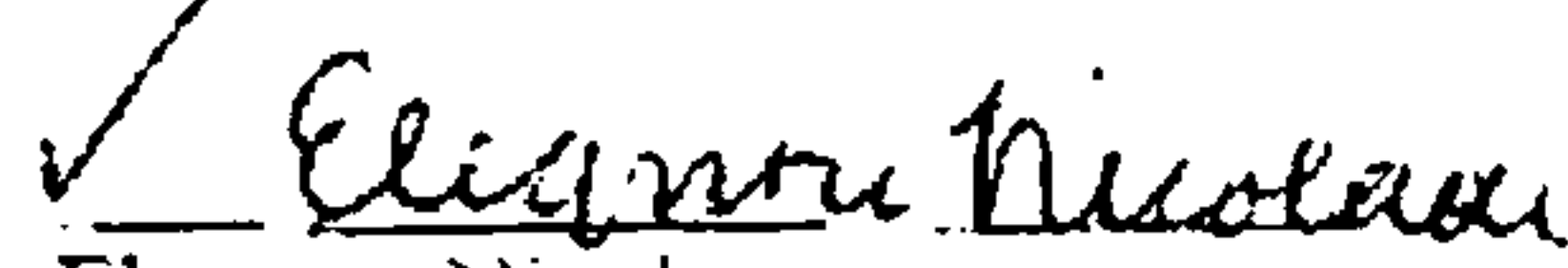
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Joshua B. Adams and Eleanora Nicolaou have hereunto set their signatures and seals on November 10, 2016.


Joshua B. Adams

20161122000428690 11/22/2016 09:24:04 AM DEEDS 2/3


Eleanora Nicolaou


20161114000418240 11/14/2016 11:48:36 AM DEEDS 2/3


20161122000428690 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/22/2016 09:24:04 AM FILED/CERT

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua B. Adams and Eleanora Nicolaou, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of November, 2016.


Notary Public
Print Name: Claudette Gable
Commission Expires: 10/6/18

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Joshua B Adams Grantee's Name Mark T Scardina
 Mailing Address Elanora Niclaus Mailing Address Janet N Scardina
23771 DW Cypress Mission Hills Rd
Orange Beach, AZ 36561 Abbeville, AZ 35007
 Property Address 1 Mission Rd Date of Sale 11/10/16
Abbeville, AZ 35007 Total Purchase Price \$ 62,000
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

20161114000418240 11/14/2016 11:48:36 AM DEEDS 3/3

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 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 11/10/16

Print Neill Azbury

Unattested

Sign

(verified by)

Intor/Grantee/Owner/Agent) circle one
 Official Public Records

RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate
 County Clerk
 Shelby County, AL
 11/14/2016 11:48:36 AM
 \$83.00 CHERRY
 20161114000418240



20161122000428690 3/3 \$22.00
 Shelby Cnty Judge of Probate, AL
 11/22/2016 09:24:04 AM FILED/CERT

John F. Fuhrmeister

John F. Fuhrmeister