

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To: Christopher P DeLucia and
Wynter J DeLucia
1072 Dunnavant Place, Birmingham, AL 35242

Presents:

THAT IN CONSIDERATION OF One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Paul A DeLucia and Sue A DeLucia, a married couple (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Christopher P DeLucia and Wynter J DeLucia (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

Lot 2539, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community as recorded in Map Book 35 Page 3 in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded in Instrument No. 1994-07111 and amended in instrument No. 1996-17543 and further amended in instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision 25th Sector, Phase I, recorded in Instrument NO. 20050609000280540 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the Declaration).

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$136,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees as joint tenants, with right 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 the said Grantees, 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 Grantees, 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 28th day of November 2016.


20161206000445210 1/3 \$191.00
Shelby Cnty Judge of Probate, AL
12/06/2016 01:37:16 PM FILED/CERT

Shelby County, AL 12/06/2016
State of Alabama
Deed Tax: \$170.00

Paul A DeLucia

Paul A DeLucia

Sue A DeLucia

Sue A DeLucia

STATE OF Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Paul A DeLucia and Sue A DeLucia, a married couple 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of November, 2016.

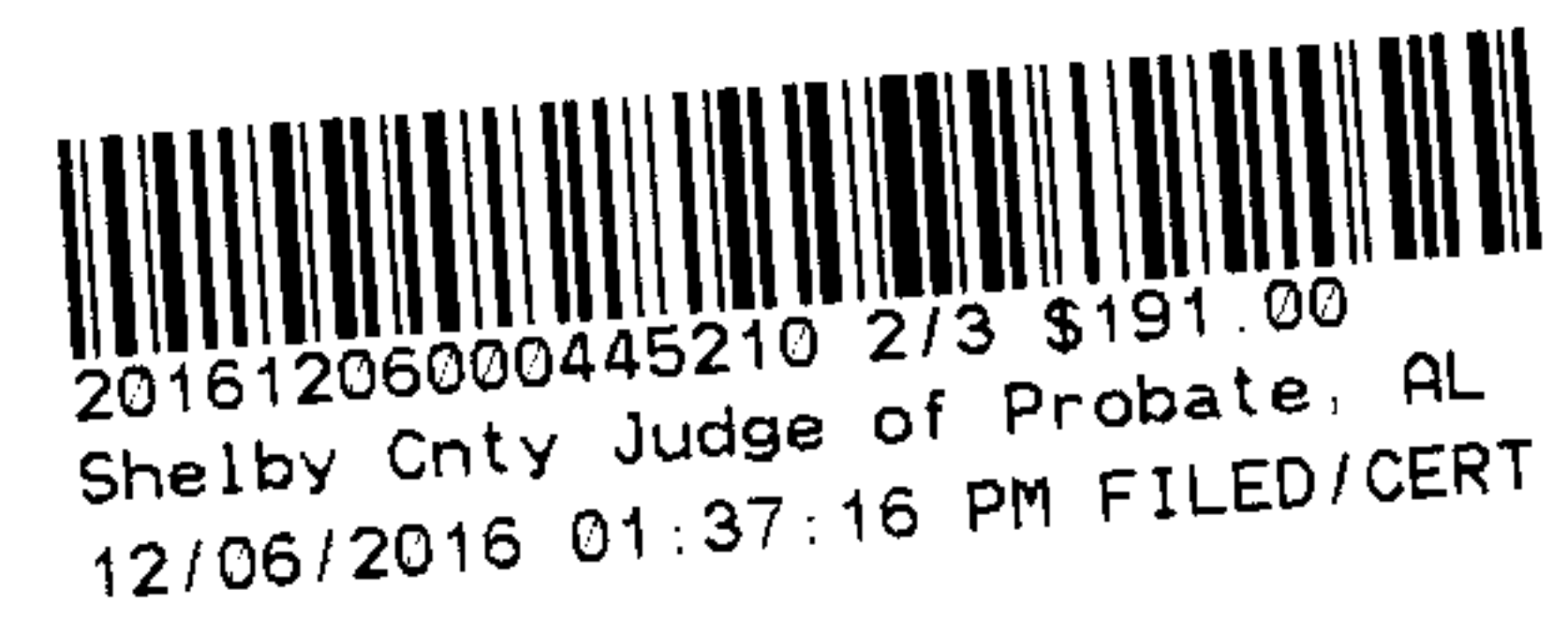
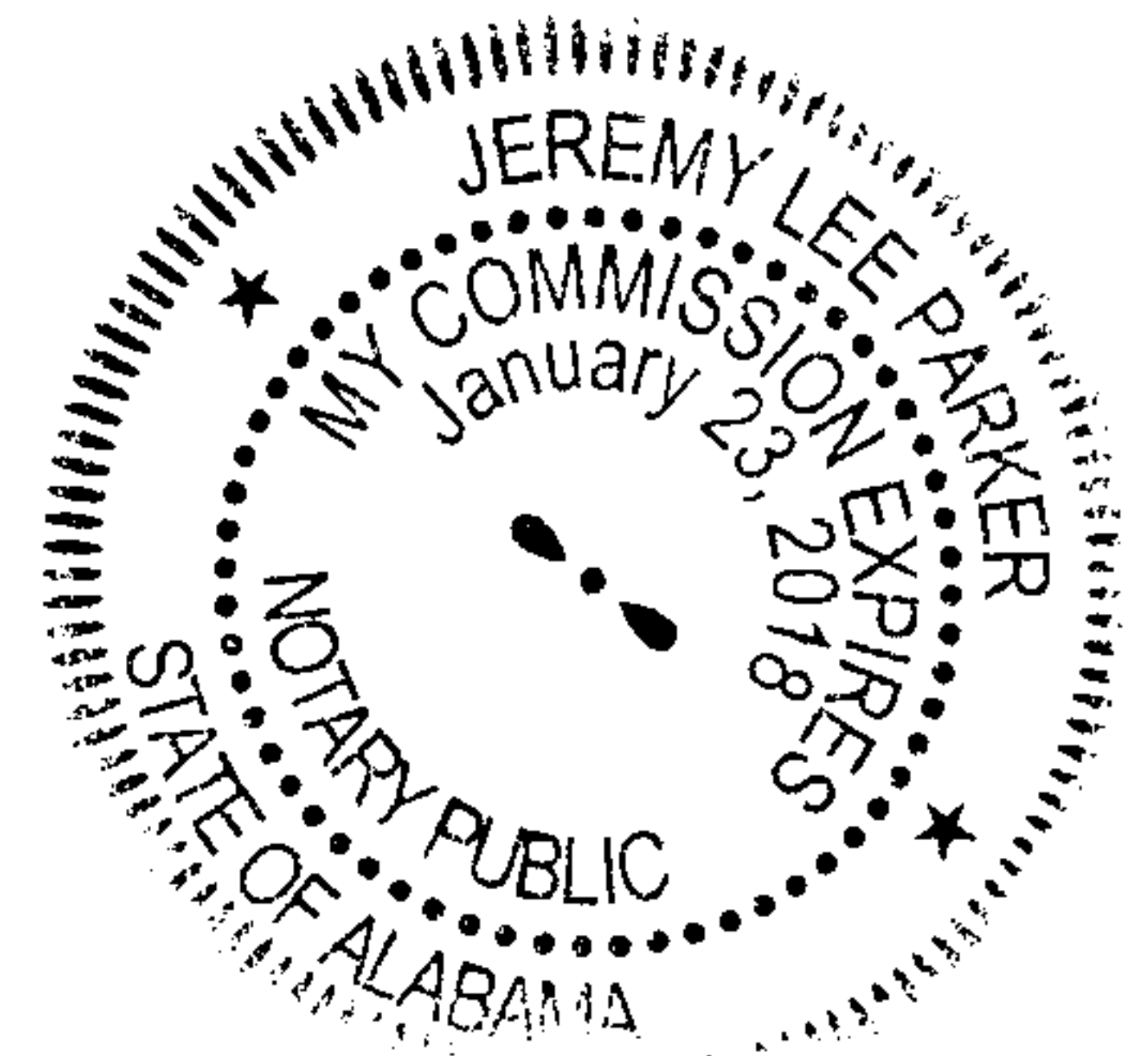
Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

[Signature]

Notary Public

My Commission Expires:

1-23-18



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

Grantor's Name	Paul A DeLucia and Sue A DeLucia	Grantee's Name	Christopher D DeLucia
Mailing Address	4090 Co Rd 166 Fort Payne AL 35967	Mailing Address	1072 Dunnavant Place Anniston, AL 36207
Property Address	1072 Dunnavant Place Birmingham, AL 35242	Date of Sale	November 28, 2016
		Total Purchase Price	\$50,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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 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 November 28, 2016

☐ Unattested

(verified by)

Print Christopher P. DeLucia

Sign: [Signature]
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20161206000445210 3/3 \$191.00
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