

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Matthew D. Tortorici and Linda A. Tortorici
176 Salser Lane
Chelsea, AL 35043

WARRANTY DEED

20170601000192090
06/01/2017 11:46:53 AM
DEEDS 1/4

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars (\$140,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Sonya Reece, Personal Representative of Jeffrey Kenneth Branum Estate, deceased, Shelby County, Probate Case Number PR-2016-000223 and Deanna L McCombs, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew D. Tortorici Linda A. Tortorici (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, according to the Survey of a Final Plat of Aaron Woods, as recorded in Map Book 30, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Deanna L. McCombs was the suviving grantee of Deed recorded in nstrument #20060524000245880, in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, Jeffrey Kenneth Branum, having died on or about 12/22/2015.

Jeffrey Kenneth Branum and Jeffrey K Branum were one and the same person.

TO HAVE AND TO HOLD unto 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May , 2017.

Estate of Jeffrey Kenneth Branum, deceased, Shelby County, Probate Case Number
PR-2016-000223

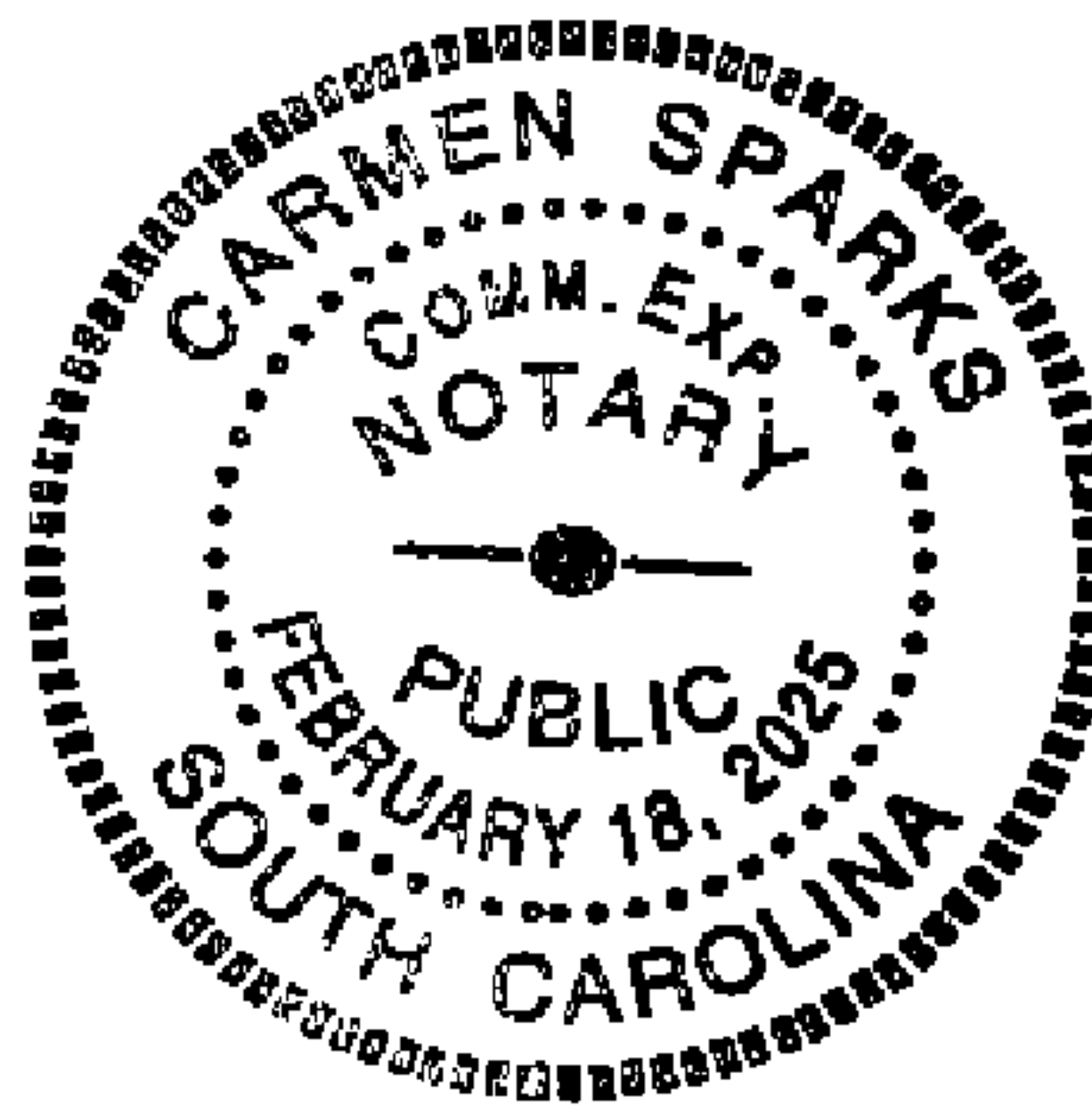
BY: *Sonya Reece*
Sonya Reece
as Personal Representative

STATE OF South Carolina
COUNTY OF Oconee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Sonya Reece, Personal Representative of Jeffrey Kenneth Branum Estate, deceased, Shelby County, Probate Case Number PR-2016-000223 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/she/they executed the same voluntarily and in her capacity on the day the same bears date.

Given under my hand and official seal on 24 day of may, 2017.

Carmen Sparks
Notary Public
My commission expires 2-18-2025



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 30, 2017.

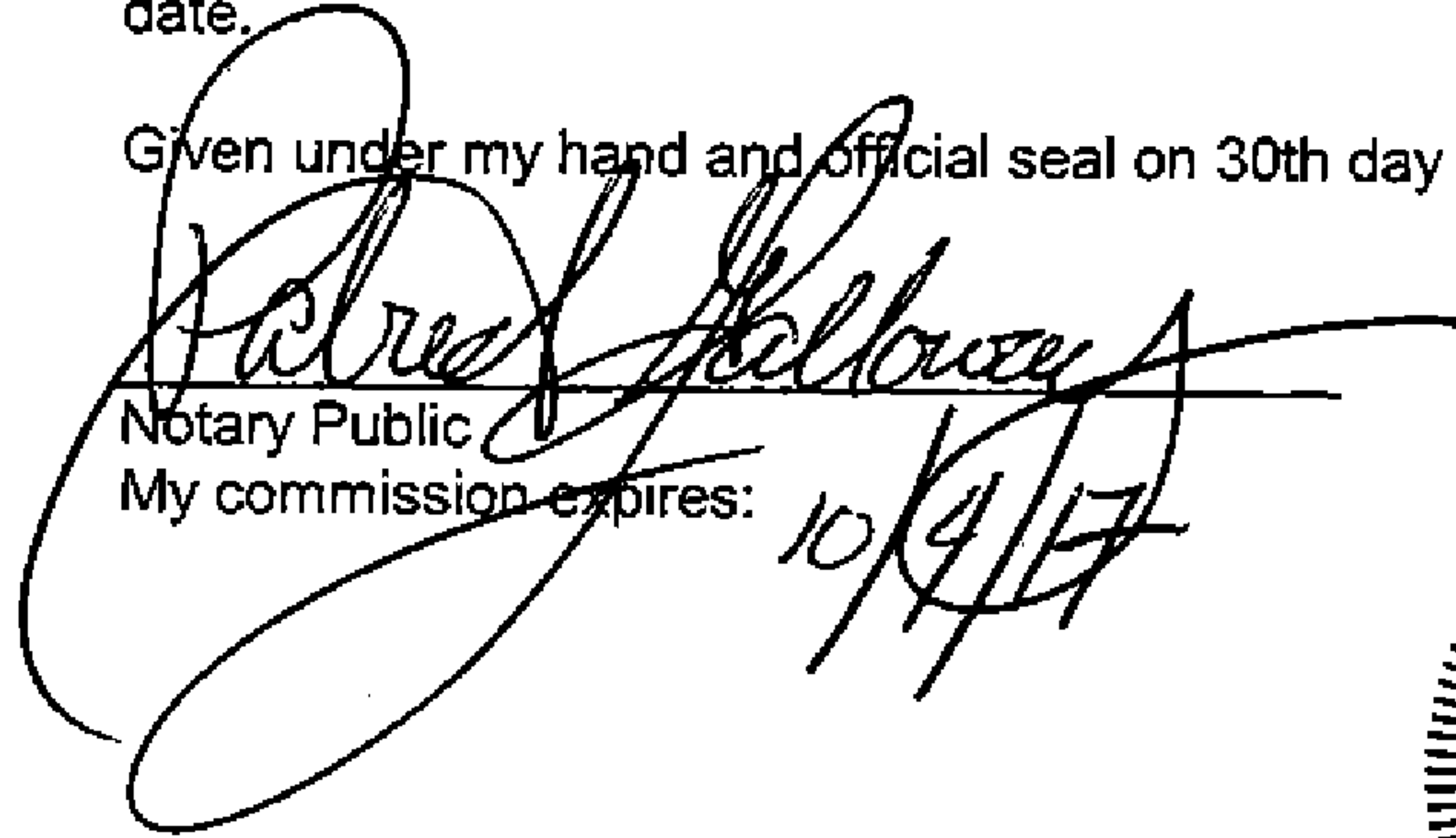


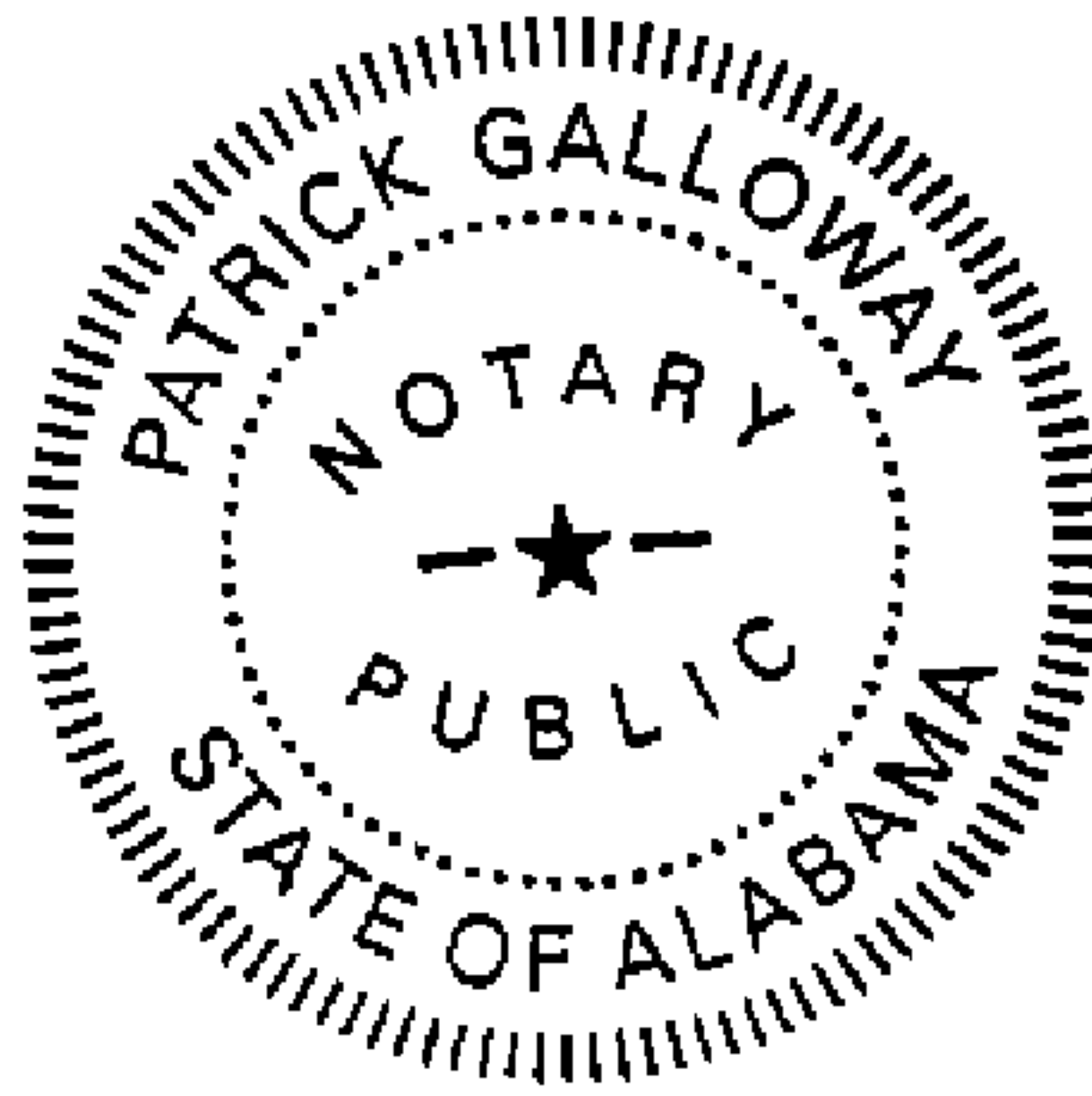
Deanna L McCombs

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Deanna L. McCombs whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 30th day of May, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily and in her capacity on the day the same bears date.

Given under my hand and official seal on 30th day of May, 2017.


Notary Public
My commission expires: 10/4/17



Real Estate Sales Validation Form

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

Grantor's Name	Sonya Reece, Personal Representative of Jeffrey Kenneth Branum Estate, deceased, Shelby County, Probate Case Number PR-2016-000223 and Deanna L McCombs	Grantee's Name	Matthew D. Tortorici and Linda A. Tortorici
Mailing Address	7 Dinghy Ct Salem, SC 29676	Mailing Address	176 Salser Lane Chelsea, AL 35043
Property Address	176 Salser Lane Chelsea, AL 35043	Date of Sale	May 30, 2017
		Total Purchase Price	\$140,000.00
		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 - Sonya Reece, Personal Representative of Jeffrey Kenneth Branum Estate, deceased, Shelby County, Probate Case Number PR-2016-000223 and Deanna L McCombs, 7 Dinghy Ct, Salem, SC 29676.

Grantee's name and mailing address - Matthew D. Tortorici and Linda A. Tortorici, 176 Salser Lane, Chelsea, AL 35043.

Property address - 176 Salser Lane, Chelsea, AL 35043

Date of Sale - May 30, 2017.

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.

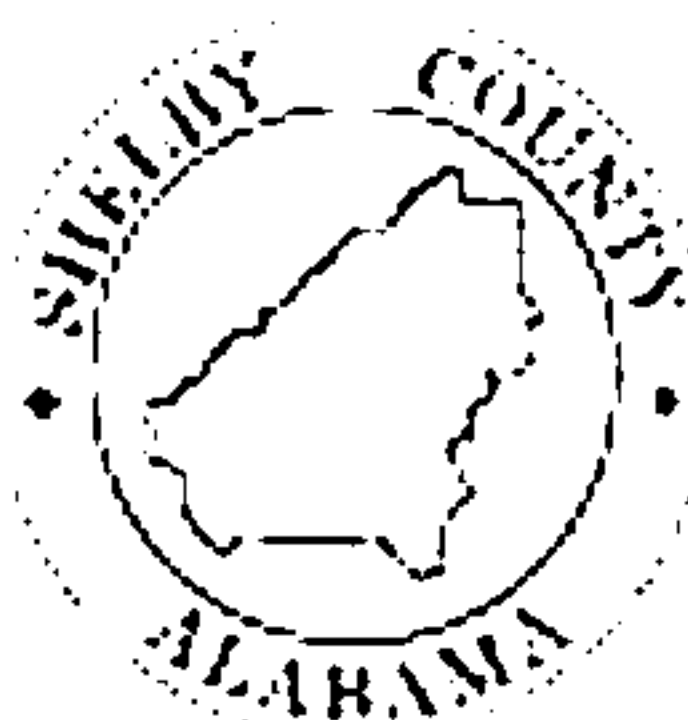
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: May 30, 2017

Sign _____
Agent

Validation Form



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 11:46:53 AM
\$164.00 CHARITY
20170601000192090

TS-1701197

James W. Fuhrmeister