

THIS INSTRUMENT PREPARED BY:

No Title Search

HENRY TALIAFERRO
Attorney at Law
410 19th Street, Ensley
Birmingham, AL 35218

Send tax notice to:
Derek Tombrello
4744 Highway 47
Shelby, AL 35143


20170614000209800 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/14/2017 01:04:24 PM FILED/CERT

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY }

That in consideration of ONE & 00/100 (\$1.00) DOLLAR

to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

DEREK TOMBRELLO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STANLEY GERARD TOMBRELLO, DECEASED, CASE #2016-229799, PROBATE COURT OF JEFFERSON COUNTY, ALABAMA; DEREK TOMBRELLO, individually, a single man and MARIA CORKERIN, individually, a married woman

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

DEREK TOMBRELLO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY, County, Alabama, to-wit:

Lots 2, 3, 4, 5, Block 62, according to E. S. Safford's Map of Shelby, Alabama, as recorded in Map Book 3, Page 38 and Map Book 3, Page 47 in the Probate Office of Shelby County, Alabama.

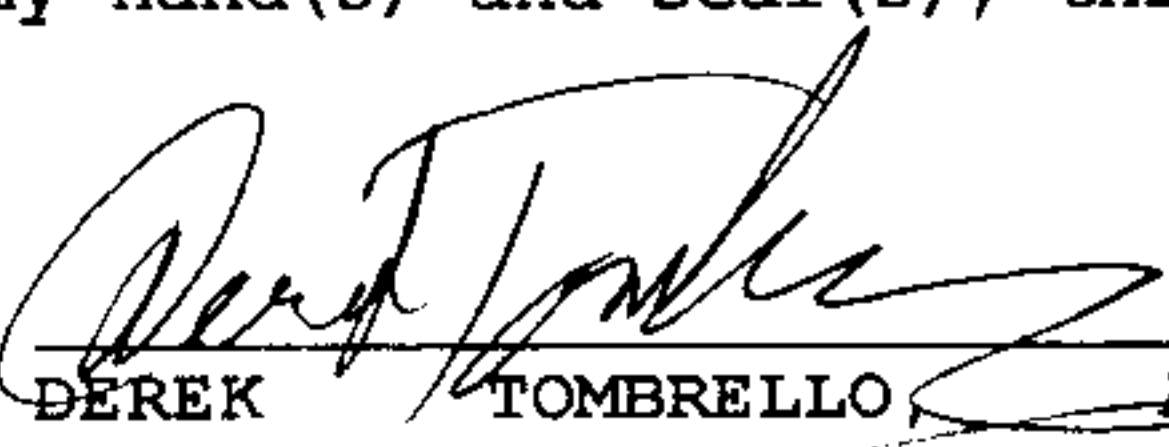
LESS AND EXCEPT part lying within Shelby County Highway #47.

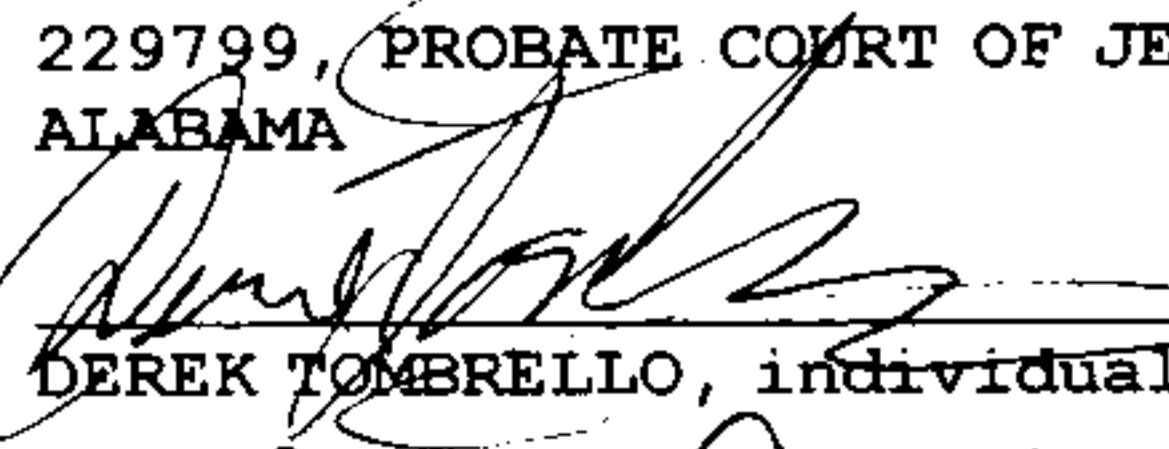
Subject property does not constitute homestead of grantor, Maria Corkerin or her spouse.

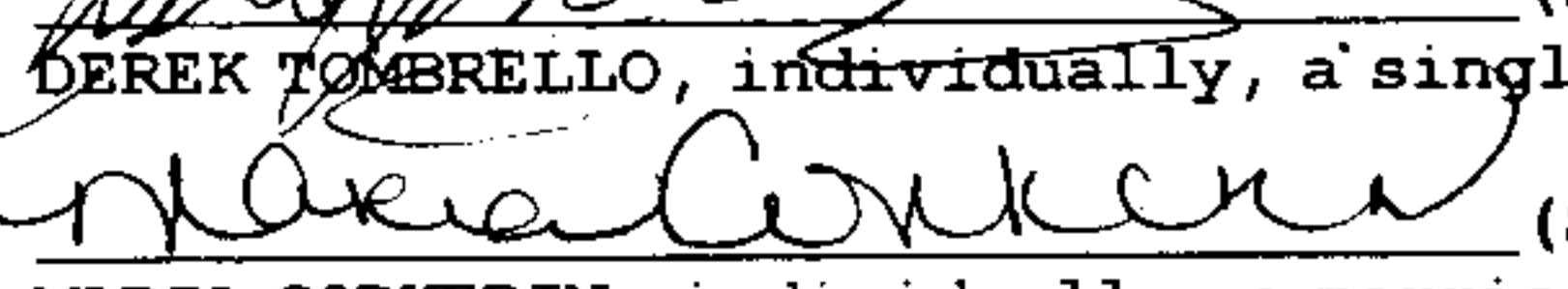
TO HAVE AND TO HOLD to the said GRANTEE(S), his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this the 19th day of April, 2017.


(Seal)
DEREK TOMBRELLO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STANLEY GERARD TOMBRELLO, DECEASED, CASE #2016-229799, PROBATE COURT OF JEFFERSON COUNTY, ALABAMA


(Seal)
DEREK TOMBRELLO, individually, a single man

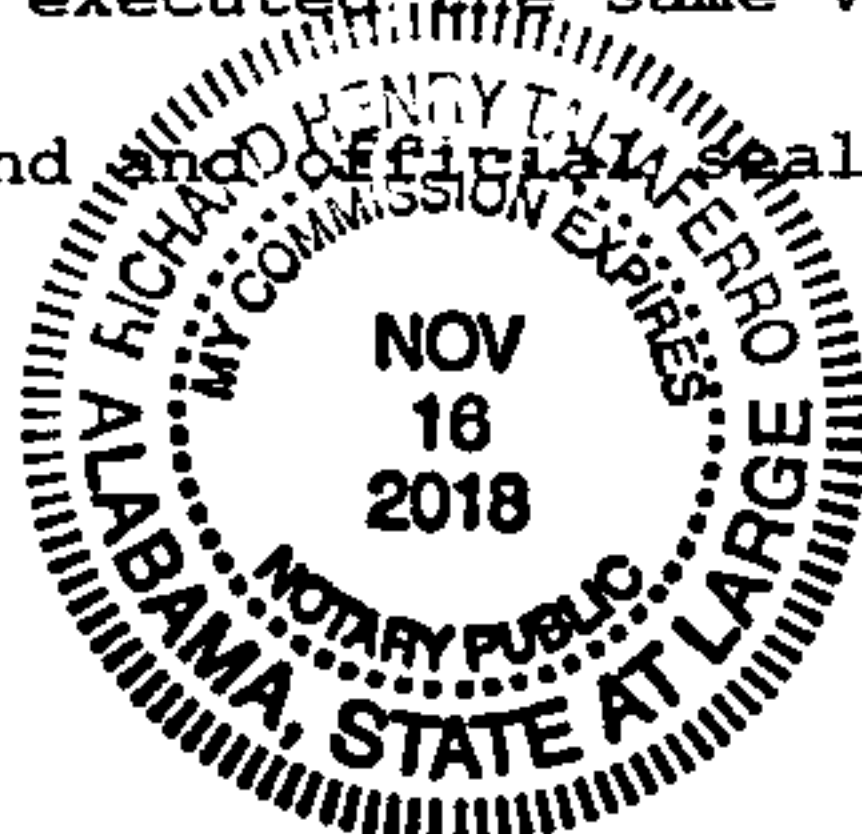

(Seal)
MARIA CORKERIN, individually, a married woman

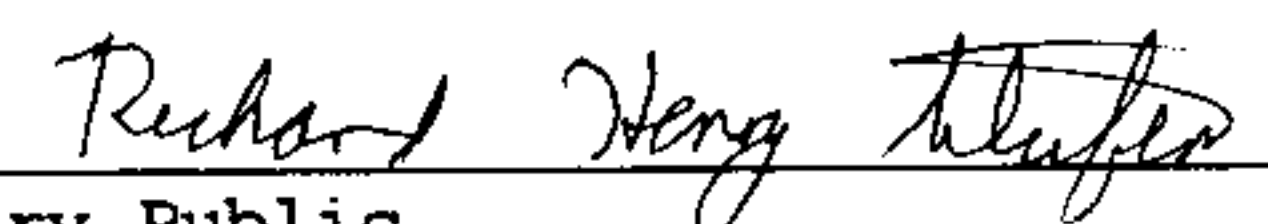
STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEREK TOMBRELLO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STANLEY GERARD TOMBRELLO, DECEASED, CASE #2016-229799, PROBATE COURT OF JEFFERSON COUNTY, ALABAMA; DEREK TOMBRELLO, individually, a single man and MARIA CORKERIN, individually, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2017.




Notary Public
My Commission Expires: 11-16-18

Real Estate Sales Validation Form

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

Grantor's Name Stan Tombrello
Mailing Address Po Box 614
Fairfield AL 35064

Grantee's Name Derek Tombrello
Mailing Address 4744 Hwy 47
Shelby AL 35143

Property Address 4744 Hwy 47
Shelby AL 35143

Date of Sale _____

Total Purchase Price \$ _____

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$28,360



20170614000209800 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/14/2017 01:04:24 PM FILED/CERT

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 from tax assessor

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 6-14-17

☒ Unattested

Karen Melson
(verified by)

Print _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1