

This Instrument was Prepared by:

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Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Samuel Frank Piazza
1044 Riverchase Cove
Hoover, AL 35244

20170908000328370
09/08/2017 02:40:49 PM
DEEDS 1/4

WARRANTY DEED

State of Alabama

Shelby County } Know All Men by These Presents:

That in consideration of the sum of **Two Hundred Fifty Three Thousand Dollars and No Cents (\$253,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Allyson Guin Hayworth, Personal Representative of The Estate of Carol W. Guin, deceased, Case # PR-2017-000241** and **Allyson Guin Hayworth, a married woman, whose mailing address is 12200 McCoy Way, Alpharetta, GA 30004** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Samuel Frank Piazza, an unmarried man, whose mailing address is 1044 Riverchase Cove, Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1044 Riverchase Cove, Hoover, AL 35244**; to wit;

LOT 12, ACCORDING TO THE SURVEY OF RIVERCHASE COVE, AS RECORDED IN MAP BOOK 20, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

\$153,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 20, Page 109.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 20, Page 109.

Subject to loss or damage arising from the rights of creditors to file claims in the Estate of Carol W. Guin and of rights of all parties entitled to contest the will of Carol W. Guin.

TO HAVE AND TO HOLD to the said Grantee, 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 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 the 8th day of September, 2017.

Allyson Guin Hayworth, Personal Representative of the Estate of Carol W. Guin *Samuel Frank Piazza*
Allyson Guin Hayworth, Personal Representative of Allyson Guin Hayworth
The Estate of Carol W. Guin, deceased, Case #
PR-2017-000241

State of Alabama
Jefferson County

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} General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Allyson Guin Hayworth, 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 he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of September, 2017.

Notary Public, State of Alabama
the undersigned authority

Printed Name of Notary

My Commission Expires:

1/9/2021 WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Allyson Guin Hayworth, whose name is signed as Personal Representative of the Estate of Carol W. Guin, deceased, Probate Case #PR-2017-000241, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on September 08, 2017.

Notary Public

My commission expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Allyson Guin Hayworth, Personal Representative of The Estate of Carol W. Guin, deceased, Case # PR-2017-000241	Grantee's Name	Samuel Frank Piazza
Mailing Address	Allyson Guin Hayworth 12200 McCoy Way Alpharetta, GA 30004	Mailing Address	1044 Riverchase Cove Hoover, AL 35244
Property Address	1044 Riverchase Cove Hoover, AL 35244	Date of Sale	September 08, 2017
		Total Purchase Price	\$253,000.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 September 07, 2017

Print Allyson Guin Hayworth, Personal Representative of The Estate of Carol W. Guin, deceased, Case # PR-2017-000241

Unattested

SP
(verified by)

Sign

Me
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2017 02:40:49 PM
\$277.00 CHERRY
20170908000328370

J.W. Fuhrmeister