


THIS INSTRUMENT PREPARED BY:

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

Send tax notice to:
Salvador J. Maniscalco
Christopher M. Maniscalco
7006 Indian Ridge Drive
Indian Springs, AL 35124


20170929000354840 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
09/29/2017 10:52:30 AM FILED/CERT

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED FIFTY FOUR THOUSAND 00/100 DOLLARS (\$454,000.00) and other good and valuable consideration together with the execution of a Purchase Money Mortgage in the amount of THREE HUNDRED FIFTY THOUSAND & 00/100 DOLLARS (\$350,000.00) to Salvador J. Maniscalco

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

CAROLYN H. DRISKILL, a single woman; MARK DARRELL DRISKILL, a single man and LEIGH ELAINE DRISKILL, a single woman

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

SALVADOR J. MANISCALCO and CHRISTOPHER M. MANISCALCO

(herein referred to as Grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.

Terms, agreements and right of way to Alabama Power Company as recorded in Book 298, Page 899.

Agreement with Alabama Power Company for Underground Residential Distribution as recorded in Book 298, Page 906.

Right(s) of way to City of Pelham, as recorded in Book 147, Page 941.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 231, Page 781; Book 148, Page 921 and Book 236, Page 973.

Restrictions appearing of record in Book 237, Page 595, but deleting any restrictions based on race, color, creed or national origin.

Notice to the insured is hereby given that the recorded subdivision map(s), as recorded in Map Book 13, Page 69, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.

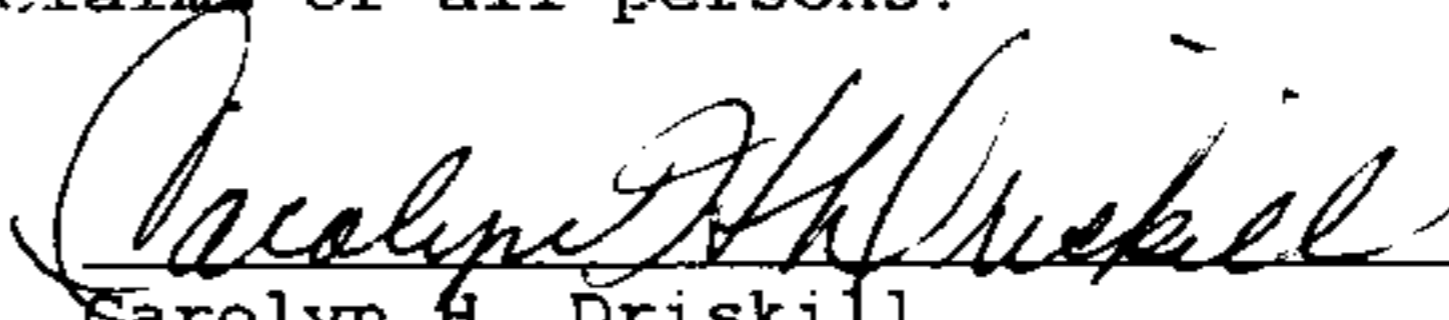
Joinder recorded in Instrument No. 1993-21782.


Terms and Conditions found in Homeowners of Highlands Estates as recorded in Instrument No. 1993-23524.

J. M. Driskill, also known as Johnny Mack Driskill, other grantee on that certain deed recorded in Instrument No. 1993-21781, died September 18, 2015, intestate leaving as his only Heirs at Law, Carolyn H. Driskill, wife; Mark Darrell Driskill, son and Leigh Elaine Driskill, daughter.

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.

 (Seal)
Carolyn H. Driskill

 (Seal)
Mark Darrell Driskill

 (Seal)
Leigh Elaine Driskill



20170929000354840 2/3 \$126.00
Shelby Cnty Judge of Probate, AL
09/29/2017 10:52:30 AM FILED/CERT

STATE OF ALABAMA }
JEFFERSON COUNTY }

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLYN H. DRISKILL, a single woman; MARK DARRELL DRISKILL, a single man and LEIGH ELAINE DRISKILL, a single 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 the 28th day of September, 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	<u>Carolyn H. Driskill</u>	Grantee's Name	<u>Salvador J. Maniscalco & Christopher M. Maniscalco</u>
Mailing Address	<u>3404 Crossings Ways</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>7006 Indian Ridge Drive</u> <u>Indian Springs, AL 35124</u>
Property Address	<u>7006 Indian Ridge Drive</u> <u>Indian Springs, AL 35124</u>	Date of Sale	<u>September 28, 2017</u>
		Total Purchase Price	<u>\$454,000.00</u>
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20170929000354840 3/3 \$126.00
Shelby Cnty Judge of Probate, AL
09/29/2017 10:52:30 AM FILED/CERT

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 9.28.17

Print Henry Taliaferro, Attorney at Law

☐ Unattested _____
(verified by)

Sign Henry Taliaferro
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1