

20171222000456600  
12/22/2017 10:05:17 AM  
DEEDS 1/3

**This Instrument Was Prepared by:**  
Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive Suite 100  
Birmingham, Alabama 35223

**Send Tax Notice To:**

Shannon M. Hester  
Marie L. Mayfield  
1289 Highland Lakes Trail  
Birmingham, AL 35242

**WARRANTY DEED**  
**Joint Tenancy with Right of Survivorship**

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STATE OF ALABAMA }  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **TONY P. MOLLICA AND TERRI M. MOLLICA, BY TONY PAUL MOLLICA, JR., HER ATTORNEY-IN-FACT BY POWER OF ATTORNEY, HUSBAND AND WIFE** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **SHANNON M. HESTER AND MARIE L. MAYFIELD** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 261, according to the Map of Highland Lakes, 2<sup>nd</sup> Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.**

**Note: Terri M. Mollica and Terri McGuire Mollica are one and the same person.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 21st day of December, 2017.

WITNESS:

\_\_\_\_\_

*Tony P. Mollica*

TONY P. MOLLICA

\_\_\_\_\_

*Terri M. Mollica by Tony Paul Mollica, Jr.*

TERRI M. MOLLICA, BY TONY PAUL MOLLICA, JR., HER ATTORNEY-IN-FACT BY POWER OF ATTORNEY

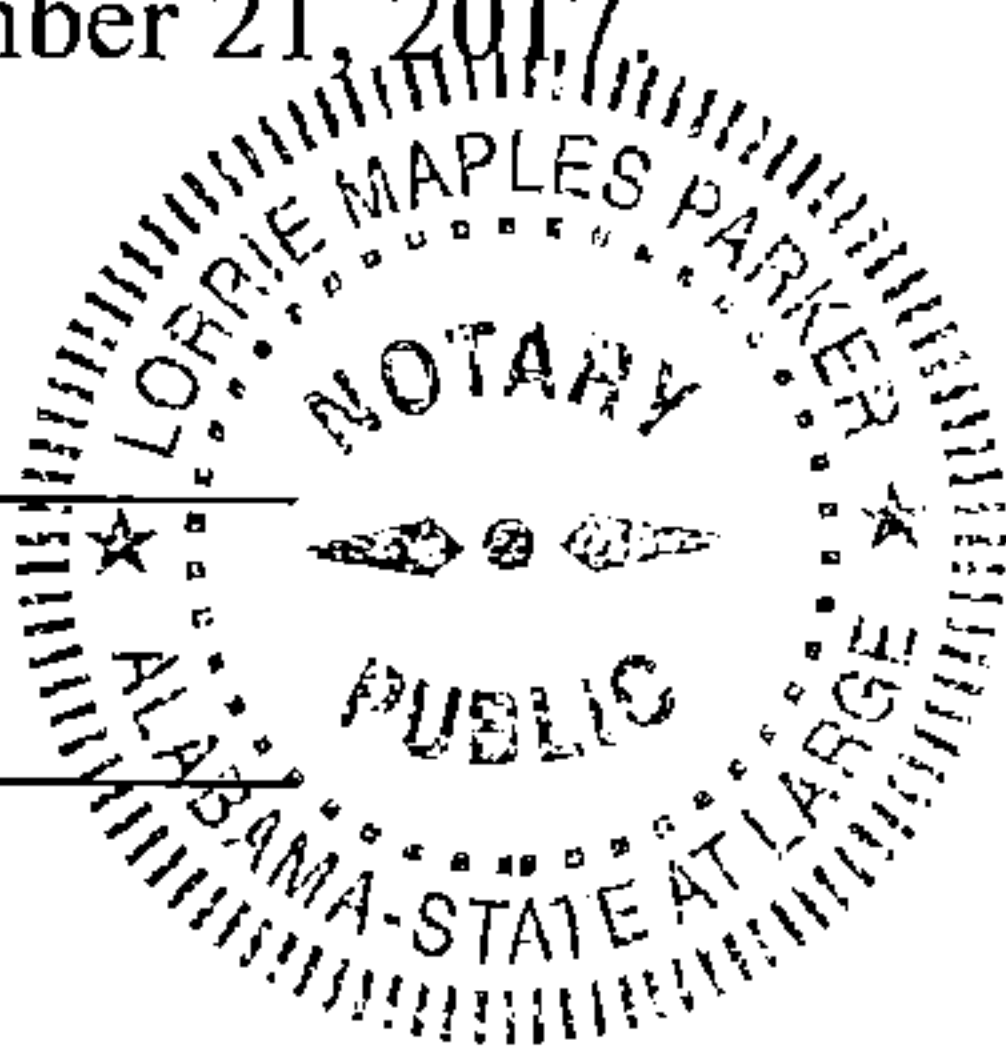
STATE OF ALABAMA 0  
COUNTY OF JEFFERSON 0

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony P. Mollica, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this December 21, 2017

*Lorrie Maples Parker*

Lorrie Maples Parker, Notary Public  
My Commission Expires: 10/16/2019



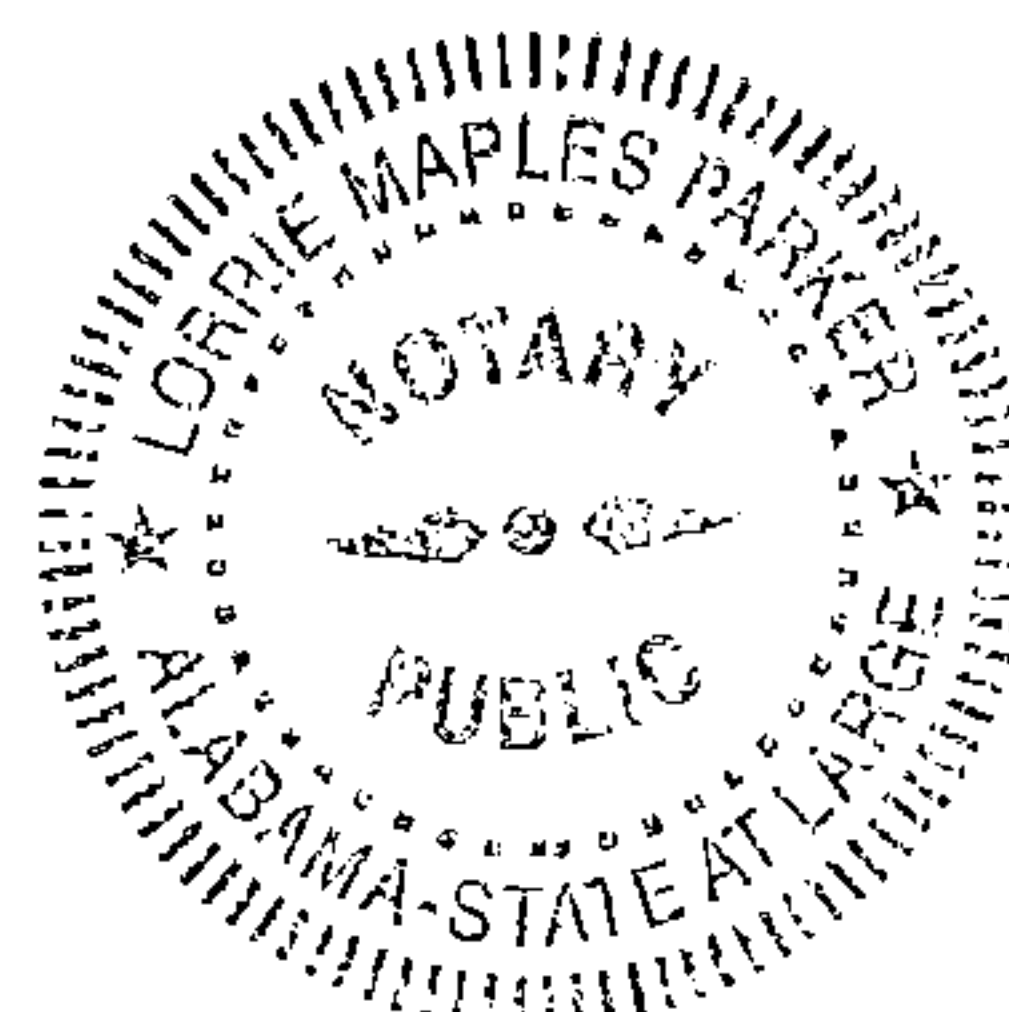
STATE OF ALABAMA 0  
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Tony Paul Mollica, Jr., whose name as Attorney in Fact for Terri M. Mollica, her attorney-in-fact by power of attorney, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this December 21, 2017.

*Lorrie Maples Parker*

Lorrie Maples Parker, Notary Public  
My Commission Expires: 10/16/2019



**Real Estate Sales Validation Form**

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

<b>Grantor's Name</b>	Tony P. Mollica and Terri M. Mollica	<b>Grantee's Name</b>	Shannon M. Hester Marie L. Mayfield
<b>Mailing Address</b>	5963 Waterside Drive Hoover, AL 35244-4193	<b>Mailing Address</b>	1289 Highland Lakes Trail Birmingham, Alabama 35242
<b>Property Address</b>	1289 Highland Lakes Trail Birmingham, Alabama 35242	<b>Date of Sale</b>	December 22, 2017
		<b>Total Purchase Price</b>	\$395,000.00
		<b>Or Actual Value</b>	\$
		<b>Or Assessor's Market Value</b>	\$

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 type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" 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 or the assessor's current market value.

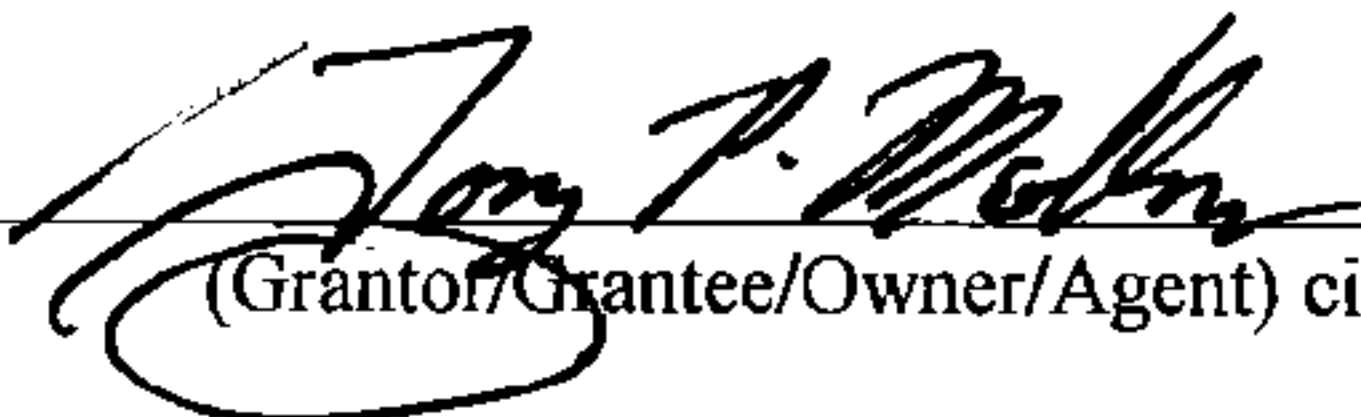
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 December 22, 2017

Print Tony P. Mollica

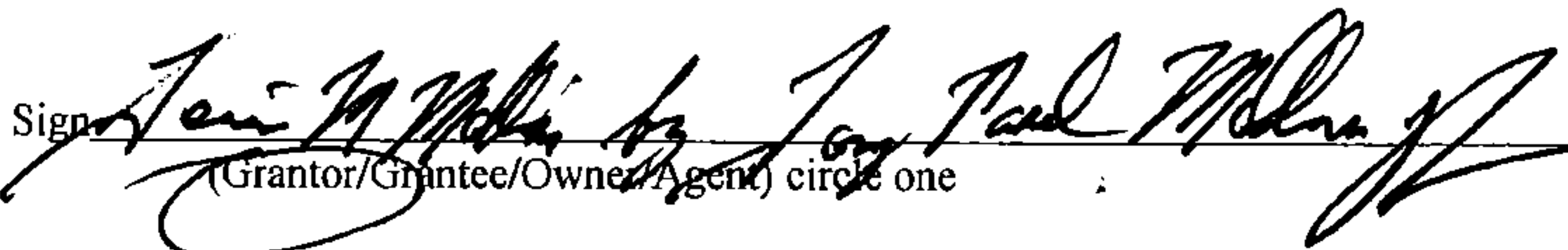
Unattested

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

Date December 22, 2017

Print Terri M. Mollica by Tony Paul Mollica, Jr., her attorney in fact by power of attorney

Unattested

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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/22/2017 10:05:17 AM  
\$416.00 CHERRY  
20171222000456600



Form RT-1