

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Stephen H. Savincki Jr.
Tiffany M. Savincki
2086 Old Cahaba Place
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama } Know All Men by These Presents: 20180129000030130
Shelby County 01/29/2018 02:09:14 PM
DEEDS 1/3

That in consideration of the sum of **One Hundred Ninety Eight Thousand Nine Hundred Dollars and No Cents (\$198,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Stephen H. Savincki Jr. and Tiffany M. Savincki, husband and wife, whose mailing address is 2086 Old Cahaba Place, Helena, AL 35080** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Stephen H. Savincki Jr. and Tiffany M. Savincki, whose mailing address is 2086 Old Cahaba Place, Helena, AL 35080** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2086 Old Cahaba Place, Helena, AL 35080**; to wit;

LOTS 54A AND 54B, ACCORDING TO THE RESURVEY OF LOTS 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 AND 83 OF OLD CAHABA II-B, AS RECORDED IN MAP BOOK 30, PAGE 124, IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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

All taxes for the year 2018 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 30, Page 124.

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 30, Page 124.

20' minimum building setback line from Old Cahaba Place ; 10 ' easement along rear of said lot and 100 foot year flood lines along rear of said lot as shown on recorded map of said subdivision.

Right of Way to Shelby County as recorded in Volume 155, page 331; Volume 155, page 425 and Lis Pendens Book 2, page 65.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 247, page 853; Volume 131, page 447 and Volume 139, page 238.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 61, Page 164.

Covenants and agreements relating to roadway easement as recorded in Volume 133, page 277.

Timber deed recorded in Instrument #1997-28869.

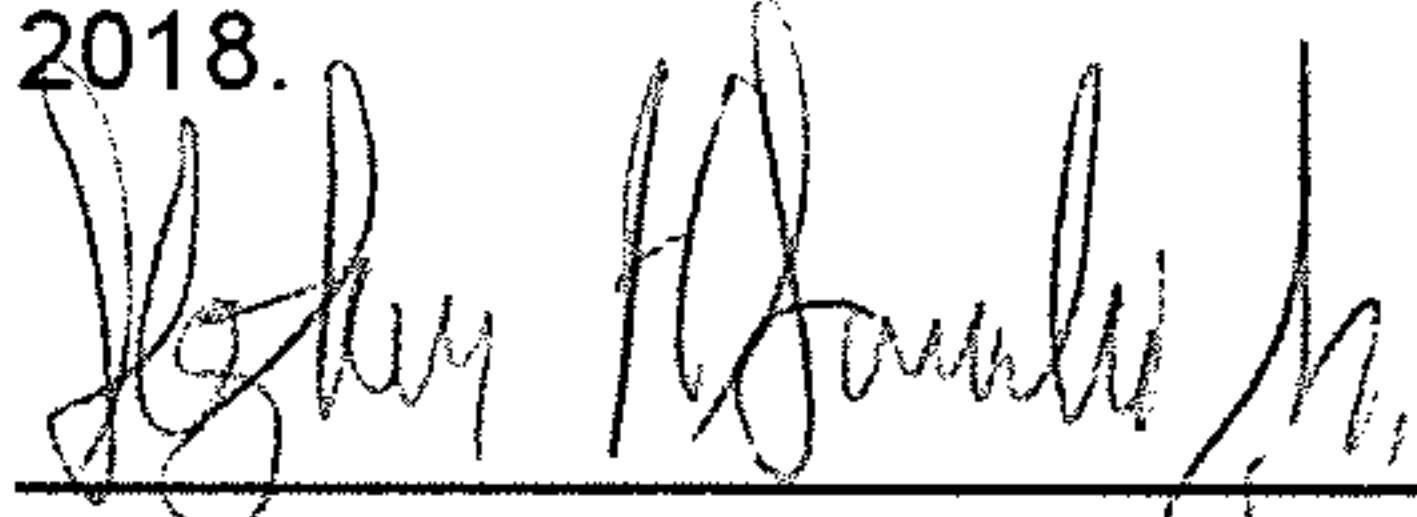
Right of Way to Bell South Mobility as recorded in Instrument #1998-26454.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2002, Page 36953 in the Probate Office of Shelby County, Alabama.

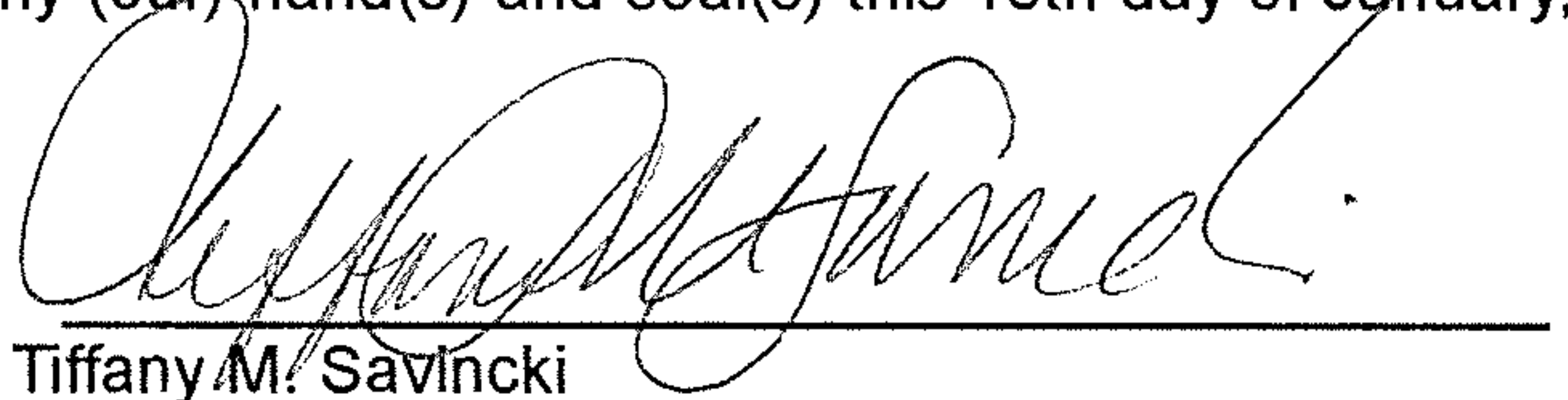
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the 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.

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 15th day of January, 2018.



Stephen H. Savincki Jr.



Tiffany M. Savincki

State of Alabama

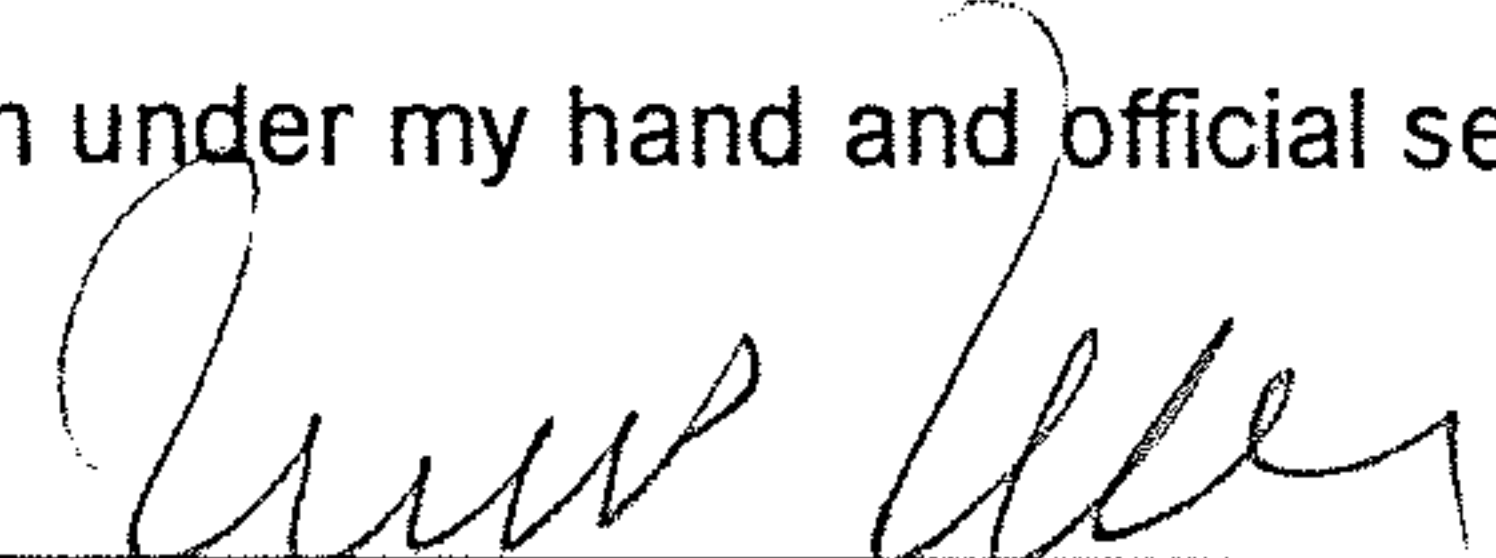
}

General Acknowledgment

Jefferson County

I, William Patrick Cockrell, a Notary Public in and for the said County, in said State, hereby certify that Stephen H. Savincki Jr. and Tiffany M. Savincki, 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 23 day of January, 2018.



Notary Public, State of Alabama

William Patrick Cockrell, II

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

Real Estate Sales Validation Form

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

Grantor's Name	Stephen H. Savincki Jr. and Tiffany M. Savincki	Grantee's Name	Stephen H. Savincki Jr. Tiffany M. Savincki
Mailing Address	2086 Old Cahaba Place Helena, 35080 35080	Mailing Address	2086 Old Cahaba Place Helena, AL 35080
Property Address	2086 Old Cahaba Place Helena, AL 35080	Date of Sale	January 15, 2018
		Total Purchase Price	
		or	
		Actual Value	
20180129000030130 01/29/2018 02:09:14 PM DEEDS 3/3		or	
		Assessor's Market Value	\$198,900.00

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 Assessor's Market Value
☐ 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.

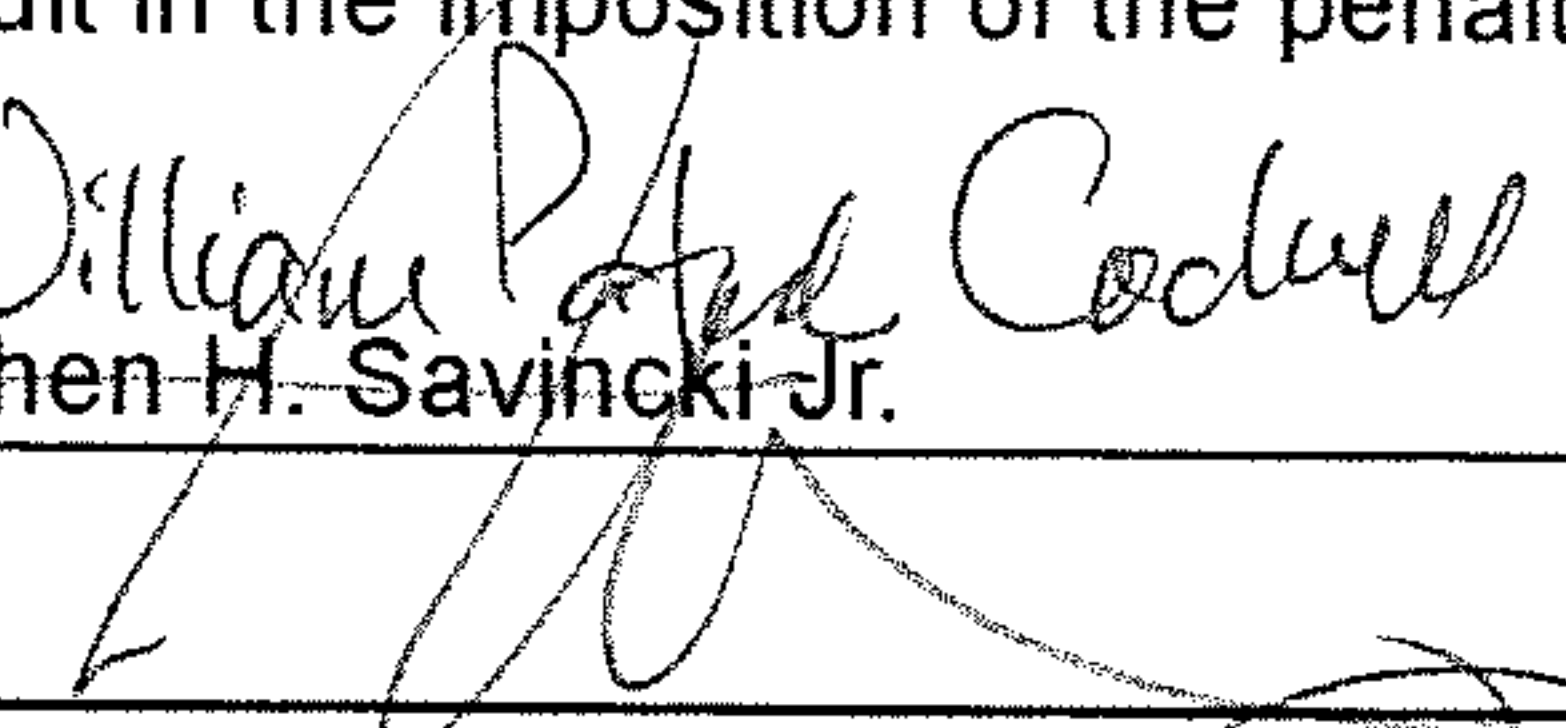
Date of Sale - the date on which interest to the property was conveyed.

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	January 03, 2018	Print	Stephen H. Savincki Jr.
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/29/2018 02:09:14 PM
\$220.00 CHERRY
20180129000030130