

20180216000051400
02/16/2018 12:52:55 PM
DEEDS 1/2

Send tax notice to:
MARK A GUZZO
5325 MEADOW BROOK ROAD
BIRMINGHAM, AL., 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2018004

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARK E. FUNK AS SUCCESSOR TRUSTEE OF THE MANAGEMENT TRUST OF HARRY C. FUNK, JR. DATED MAY 21, 2013** whose mailing address is: 345 E. 69th St. #5H, New York, NY 10021 (hereinafter referred to as "Grantor") by **MARK A GUZZO and MELANY R GUZZO** whose property address is: 5325 MEADOW BROOK ROAD, BIRMINGHAM, AL. 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Meadow Brook Estates, First Sector, as recorded in Map Book 7, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. 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.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

2 IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of February, 2018.

HARRY C. FUNK, JR. MANAGEMENT TRUST
DATED 5/21/2013

Mark E. Funk

BY: MARK E. FUNK
ITS: SUCCESSOR TRUSTEE

STATE OF New York

COUNTY OF New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK E. FUNK, whose name as SUCCESSOR TRUSTEE of the HARRY C. FUNK, JR. MANAGEMENT TRUST DATED 5/21/13, 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 said instrument, he, in his capacity as said Successor Trustee of the Harry C. Funk, Jr. Management Trust Dated 5/21/13, and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 12th day of February, 2018.

Marisol Rosario

Notary Public
Print Name: MARISOL ROSARIO
Commission Expires: 03/11/2021

MARISOL ROSARIO
Notary Public - State of New York
NO. 01RO6277682
Qualified in Bronx County
My Commission Expires Mar 11, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2018 12:52:55 PM
\$388.00 CHERRY
20180216000051400

J. Fuhrmeister