

THIS INSTRUMENT WAS PREPARED BY:

20180228000064010
02/28/2018 12:07:34 PM
DEEDS 1/3

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of ONE HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$164,500.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **DONALD T. LUPO, III, AND LAURA S. LUPO, husband and wife**, have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto **DARWIN SANDIN AND NICOLLEE ANDREA SANDIN, husband and wife**, (hereinafter referred to as Grantees) with joint-tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Survey of The Cottages at Stonehaven, Second Addition, Phase One, as recorded in Map Book 23, Page 87, in the Probate Office of Shelby County, Alabama.

***Purchase Money Mortgage in the amount of \$159,565.00 being recorded simultaneously.*

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantors do hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **DARWIN SANDIN AND NICOLLEE ANDREA SANDIN**, as joint tenants, with right of survivorship, their heirs, successors and assigns

forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall pass to the successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, DONALD T. LUPO, III, AND LAURA S. LUPO have caused this conveyance to be executed and their seals affixed this the 26th day of February, 2018.

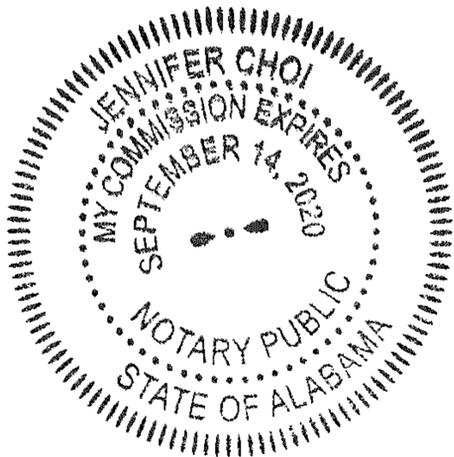
Donald T. Lupo III
DONALD T. LUPO, III

Laura S. Lupo
LAURA S. LUPO

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **DONALD T. LUPO, III, AND LAURA S. LUPO** signed the foregoing general warranty deed, 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 26th day of February, 2018



Jennifer Choi
Notary Public
My commission expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name Donald T. Lupo III
Mailing Address Laura S. Lupo
5144 Weatherford Drive
Birmingham AL 35242

Grantee's Name Darwin Sandin
Mailing Address P.N. Collee Andreea Sandin
190 Stonebridge Cir
Pelham AL 35124

Property Address 190 Stonebridge Cir
Pelham AL 35124

Date of Sale 2/26/2018
Total Purchase Price \$164,500.00
or
Actual Value \$
Assessor's Market Value \$

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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

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 2/26/2018

Print Donald T. Lupo, III

Unattested (verified by)

Sign Donald T. Lupo, III (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/28/2018 12:07:34 PM
\$26.00 CHERRY
20180228000064010

Signature