

Send tax notice to:
129 Norridge Place
Pelham, Al 35124

20180504000153550
05/04/2018 03:54:09 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantor, **RITA ROSE HULETT AKA RITA HULETT, a single woman,** do grant, bargain, sell and convey unto the Grantee, **JOHN MICHAEL TOSTI** in fee simple, per stirpes our interest in the following described real property situated in SHELBY County, Alabama, SUBJECT TO the reservation stated below, viz:

129 NORRIDGE PLACE, PELHAM, AL FURTHER DESCRIBED AS FOLLOWS: LOT 15 ACCORDING TO AMENDED MAP OF THE RESURVY OF THE FINAL PLAT, PHASE 3, STRATFORD PLACE, AS RECORDED IN THE MAP BOOK 14, PAGE 38 AS RECORDING IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the homestead property and collect the rents or other income therefrom so long as I shall live.

Rita Hulett is the surviving grantee of that certain deed recorded 7-5-1991 in Instrument No. 19910709000196790 the other grantee James Hulett died on or about 4-21-2018.

**Minerals and mining rights excepted.
Subject to easement(s), building line, and restrictions as shown on recorded map and 2018 ad valorem property taxes which are a lien but not yet due and payable.**

**This deed prepared without benefit of title examination or survey.
The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

TO HAVE AND TO HOLD unto the said Grantee, her heirs, executors and administrators in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantee, her heirs, executors and administrators, that we are lawfully

seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and administrators, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this

30th day of April, 2018.

Rita Rose Hulett (SEAL)
Rita Rose Hulett

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Rita Rose Hulett, a single woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

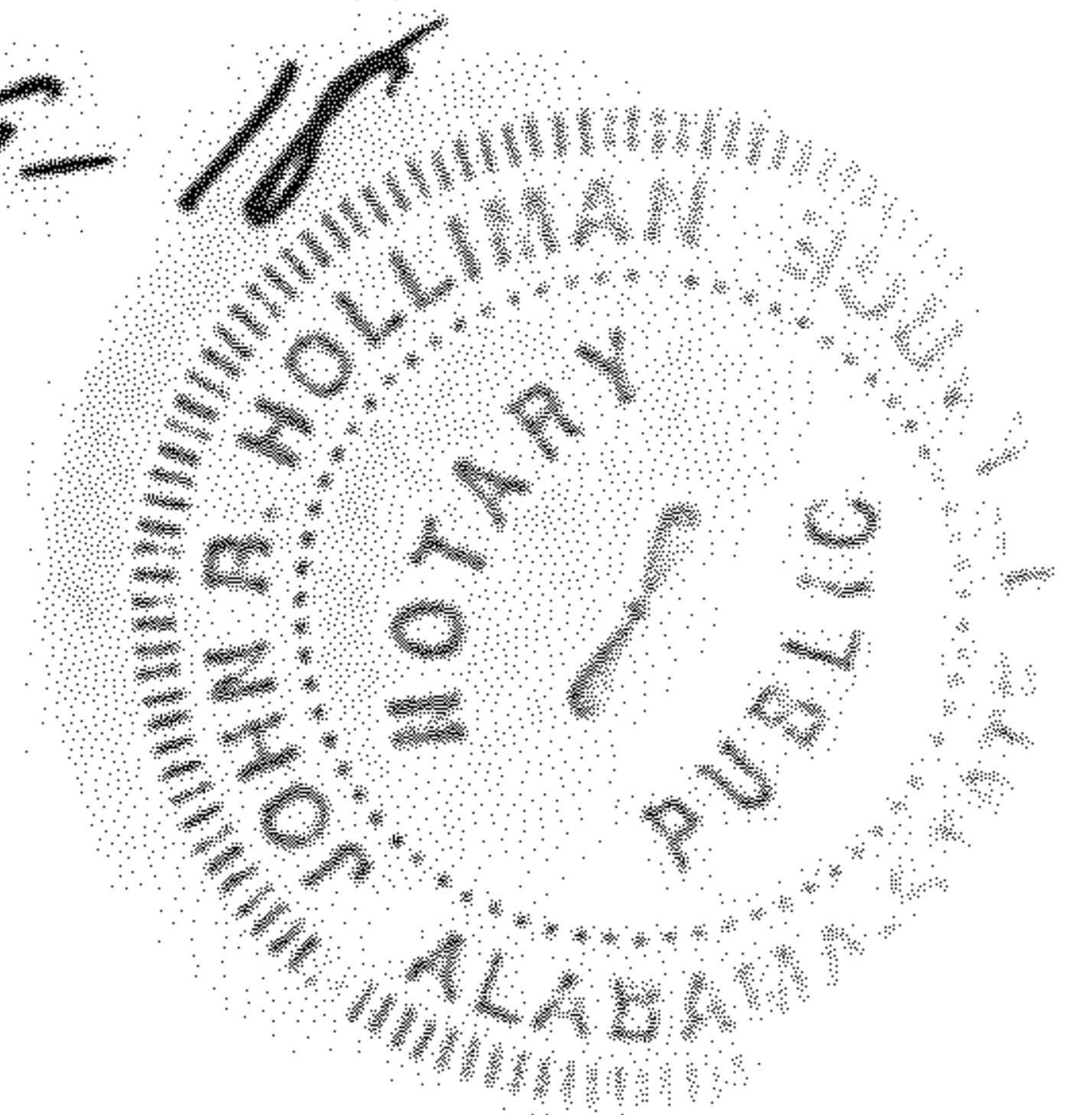
Given under my hand and official seal, this 30th day of April, 2018.

John R. Holliman
Notary Public

My Commission Expires:

08-29-18

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124
Phone: (205) 663-0281



Real Estate Sales Validation Form

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

Grantor's Name Rita Rose Hulett
Mailing Address 129 Norridge Place
Pelham, AL 35124

Grantee's Name John Michael Testi
Mailing Address 2170 Clearbrook Rd - St. 105
Birmingham, AL 35226

Property Address 129 Norridge Place
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 148,200

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 Tax Assessor

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 3 MAY 2018

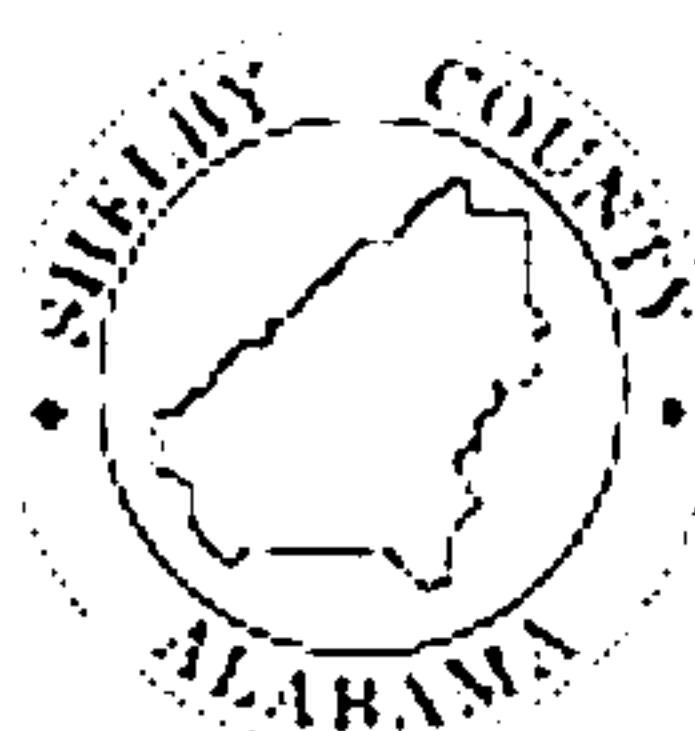
Print JOHN R. HOLLIMAN

☐ Unattested
(verified by)

Sign John R. Holliman
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180504000153550 05/04/2018 03:54:09 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2018 03:54:09 PM
\$169.50 JESSICA
20180504000153550

John R. Holliman