

20180716000251830
07/16/2018 12:56:39 PM
DEEDS 1/3

Send tax notice to:
Robert Sciascia & Susan Sciascia
2912 Summerwood Circle
Birmingham, AL 35242
PEL1700795

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eleven Thousand Nine Hundred and 00/100 Dollars (\$311,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Vickie L. Johnson, a married woman whose mailing address is:** 135 Keeneland Green Pelham, AL 35124 (hereinafter referred to as "Grantor"), by **Robert Sciascia and Susan Sciascia** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 15, according to the Amended Map of Summerwood Subdivision, as recorded in Map Book 20, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$296,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

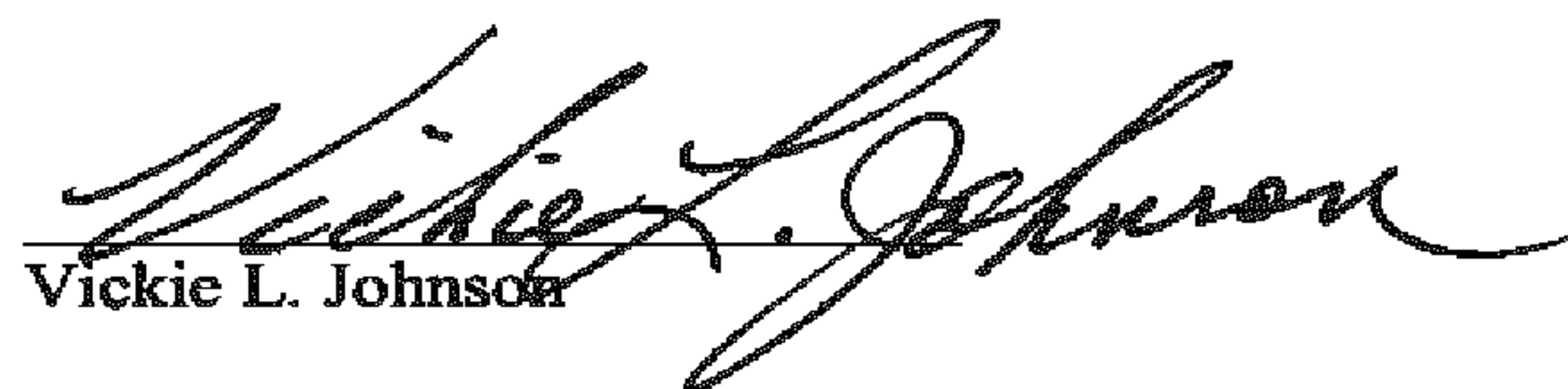
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Vickie L. Johnson is the surviving Grantee in that certain deed recorded in Inst No 1996-16261 in the Probate Office of Shelby County, Alabama; the other Grantee, Michael Dennis Johnson, having died on or about the 11th day of August, 2014.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantors spouse.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, 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, Grantor Vickie L. Johnson has hereunto set her signature and seal on July 5, 2018.

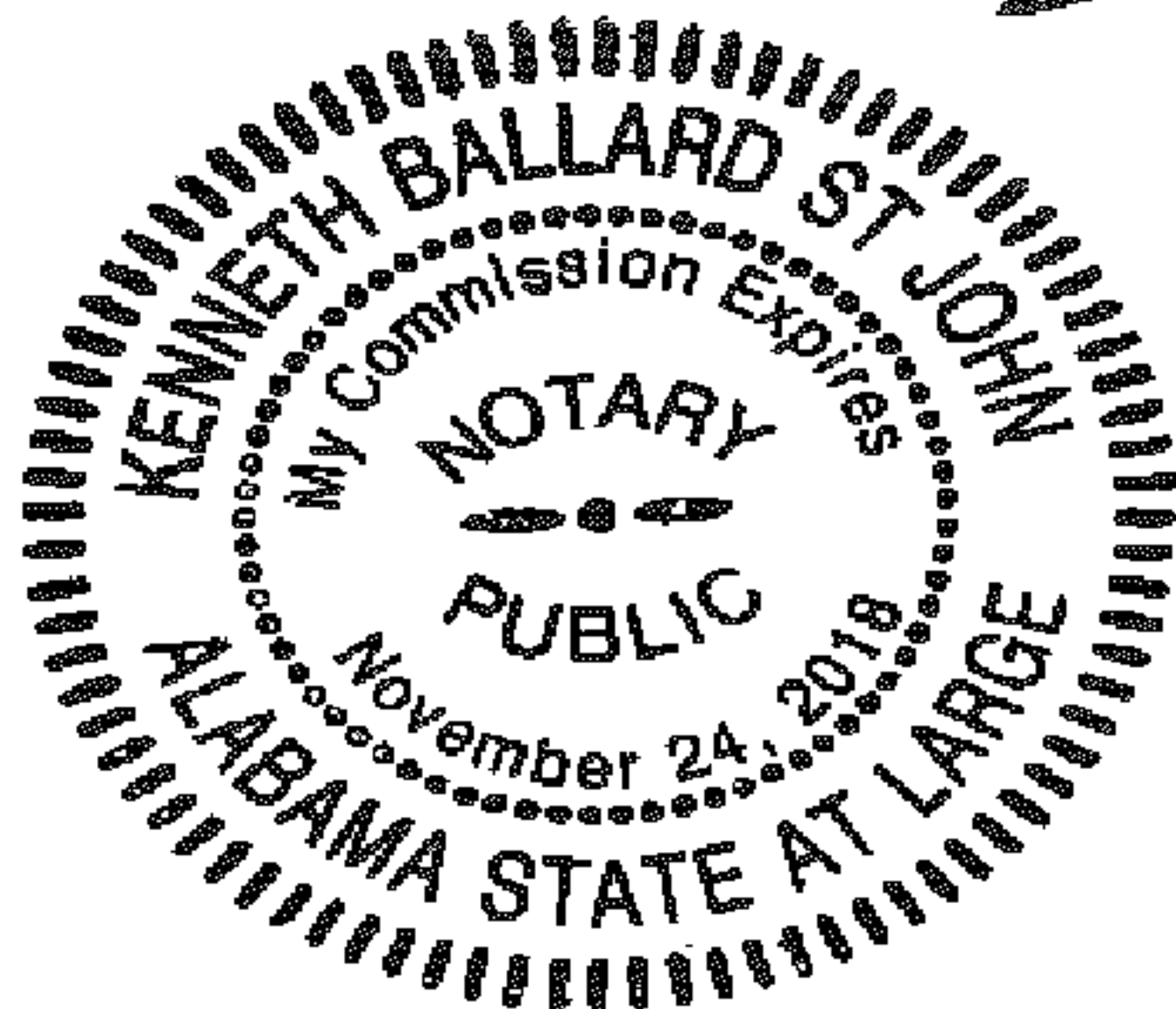

Vickie L. Johnson

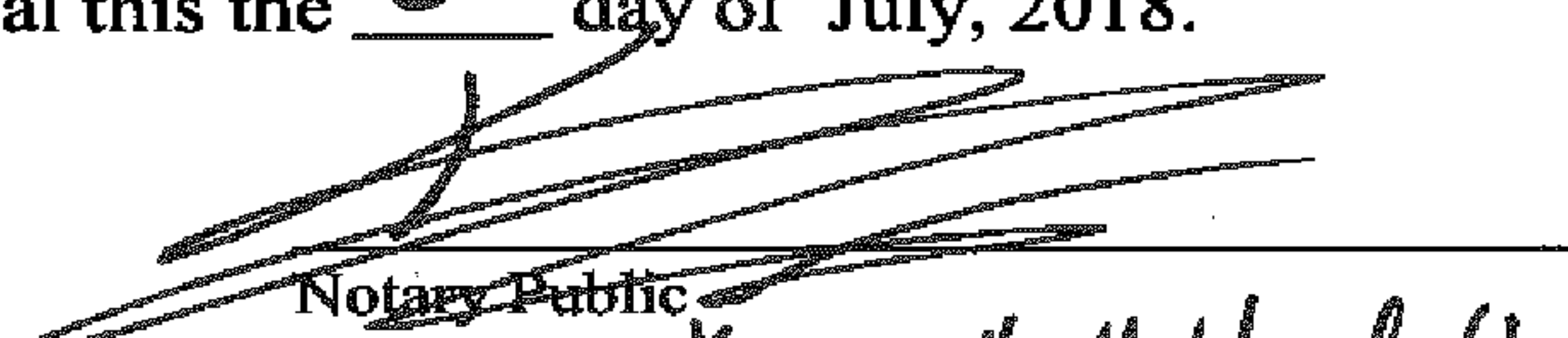
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie L. Johnson, a married woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of July, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/16/2018 12:56:39 PM
\$37.00 JESSICA
20180716000251830

James W. Fuhrmeister

20180716000251830 07/16/2018 12:56:39 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Vickie L. Johnson
Mailing Address 135 Keeneland Green
Delham AL 35124

Grantee's Name Robert Sciascia
Mailing Address Susan Sciascia
2912 Summerwood Circle
Bham AL 35242

Property Address 2912 Summerwood Circle
Birmingham AL 35242

Date of Sale 7-5-18
Total Purchase Price \$ 311,900.00

or
Actual Value \$

or
Assessor's Market Value \$

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 7-5-18

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1