

Send Tax Notice to:
Jack Mareno
115 Waverly Circle
Bessemer, AL 35020

STATE OF ALABAMA) WARRANTY DEED
SHELBY COUNTY)
)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred and Forty Thousand Dollars (\$240,000.00) paid by **Jack Mareno, a married man**, and, hereinafter referred to as "Grantee", the receipt and sufficiency of which are hereby acknowledged, that, **Frank Lorino, Robert Lorino, Rose M. Lanzi, and Frank Lorino as Personal Representative of the Estate of Sam Edward Lorino, Jr., Deceased**, in the Probate Court of Shelby County, PR2018-000410, Grantors, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jack Mareno**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, in Block 2, according to the Map and Plat of Indian Valley, First Sector, map of which is filed of record in Map Book 5, at Page 43, in the probate Office of Shelby County, Alabama. Mining and mineral rights excepted.

THE REAL PROPERTY BEING TRANSFERRED IS NOT THE HOMESTEAD OF THE GRANTORS.

Catherine G. Lorino, mother of the Grantors, died on the 4th day of September, 2018. To date, no estate has been opened.

A copy of the Order issued by the Probate Court of Shelby County, Alabama approving the sale is attached hereto.

This conveyance is transferred subject to all easements, restrictions, covenants, and conditions, rights-of-way and restrictions of record affecting said property and taxes due, but not payable.

Attached hereto and incorporated herein are affidavits regarding Sam Lorino, Sr. and Catherine G. Lorino, and the Order approving Sale entered by the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators, trustees, successors and assigns of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantor and the heirs and assigns of the Grantor forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this the 21st day of September, 2018, at 2229 1st Ave N, Birmingham, AL 35203.

Grantors:

Estate of Sam Edward Lorino, deceased
Probate Court of Shelby County, Alabama
Case number: PR 2018-000410



Frank Lorino
Personal Representative


20180924000339280 1/8 \$278.00
Shelby Cnty Judge of Probate, AL
09/24/2018 09:14:09 AM FILED/CERT

Shelby County, AL 09/24/2018
State of Alabama
Deed Tax: \$240.00

Frank Lorino
Frank Lorino

Rose M. Lanzi
Rose M. Lanzi

Robert Lorino
Robert Lorino

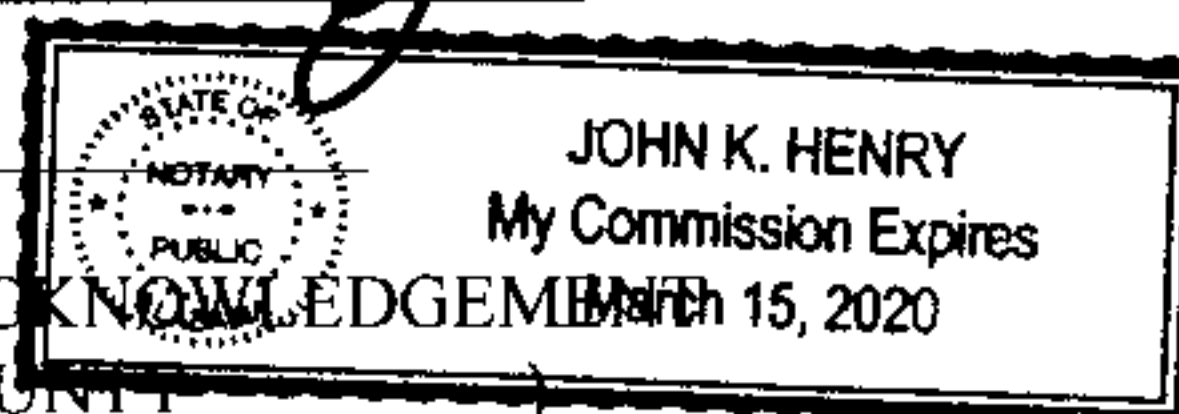
STATE OF ALABAMA) ACKNOWLEDGEMENT
Jefferson COUNTY)

20180924000339280 2/8 \$278.00
Shelby Cnty Judge of Probate, AL
09/24/2018 09:14:09 AM FILED/CERT

I, John K. Henry, Notary Public for the State at Large, hereby certify that Frank Lorino whose name is signed to the foregoing Warranty Deed, in her capacity as personal Representative of the Estate of Sam Edward Lorino, Jr., who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he as such Personal Representative and with full authority executed the same voluntarily for and as act of the said Estate on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of September, 2018.

John K. Henry
Notary Public
My Commission Expires: _____



STATE OF ALABAMA) ACKNOWLEDGEMENT
Jefferson COUNTY)

I, John K. Henry, Notary Public for the State at Large, hereby certify that Frank Lorino whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of September, 2018.

John K. Henry
Notary Public
My Commission Expires: _____



STATE OF ALABAMA) ACKNOWLEDGEMENT
Jefferson COUNTY)

I, John K. Henry Notary Public for the State at Large, hereby certify that Robert Lorino whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of September, 2018.

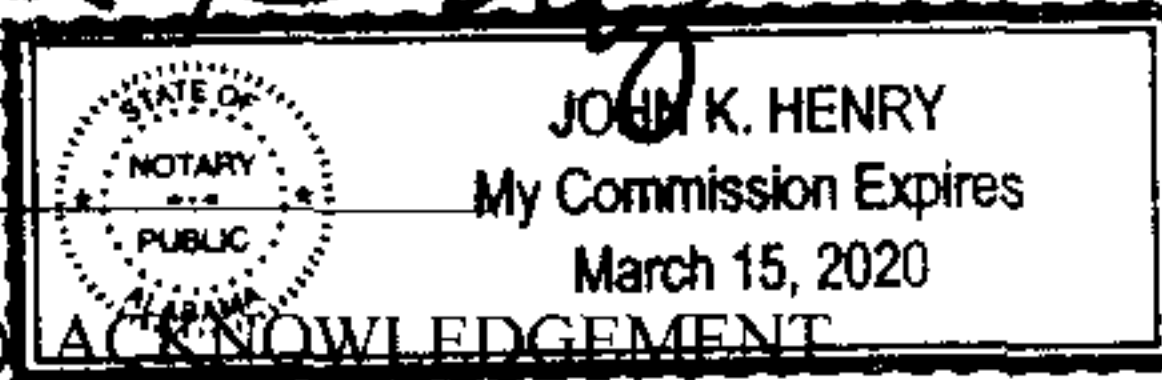
John K. Henry
Notary Public

My Commission Expires:

STATE OF ALABAMA

Jefferson

COUNTY)

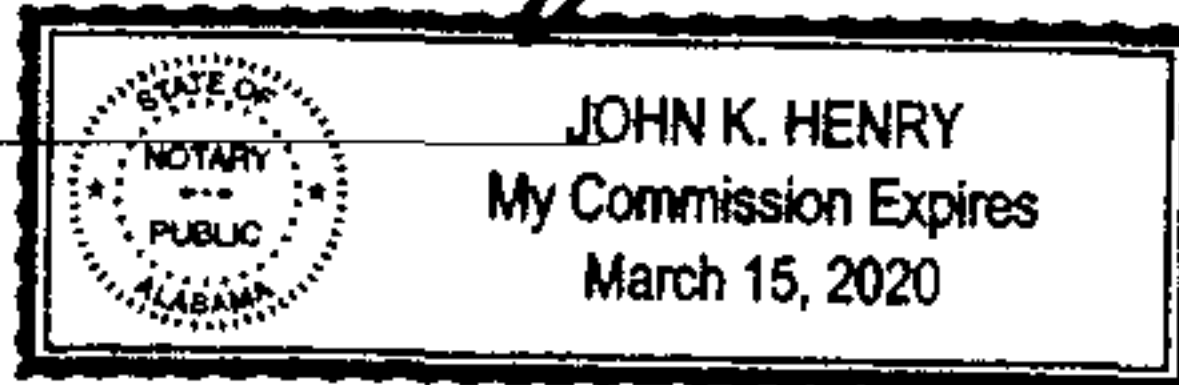


I, John K. Henry Notary Public for the State at Large, hereby certify that Rose M. Lanzi whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of September, 2018.

John K. Henry
Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Salem Resha, Jr., Esq.
2229 1st Avenue North
Birmingham, Alabama 35203

20180924000339280 3/8 \$278.00
Shelby Cnty Judge of Probate, AL
09/24/2018 09:14:09 AM FILED/CERT

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF:

SAM EDWARD LORINO JR.,
deceased

CASE NO. PR-2018-000410

ORDER APPROVING SALE
OF REAL PROPERTY

This cause came before the Court on petition of the Personal Representative(s), **FRANK LORINO**, for an order authorizing the sale of, decedent's real property located at:

2470 Vale Drive, Birmingham, AL 35244 or more particularly described in Exhibit B attached.

The Court being satisfied that said property is being sold for an amount not disproportionate to its fair market value and to a party bearing no relation or common interest with Petitioner(s) herein, and all interested parties having consented or having received proper notice to such sale;

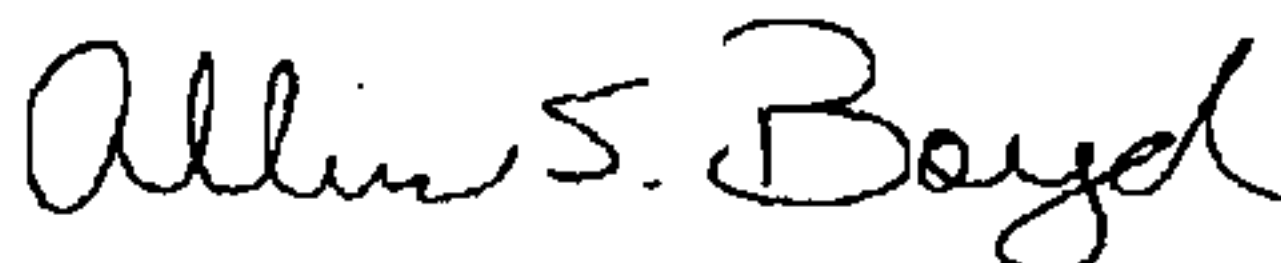
It is ORDERED that said petition be granted and the contract for sale as attached hereto as "Exhibit A" be approved. Petitioner(s) is/are authorized to execute any and all documents necessary for the execution and completion of said sale, provided, however, that the proceeds from said sale be paid by the Purchaser and/or Closing Attorney to the Probate Court of Shelby County, Alabama, pending the posting of increased bond.

It is further ORDERED that any outstanding mortgage, lien or encumbrance against the property be satisfied at closing.

Petitioner is further ORDERED to report the completion of said sale within thirty (30) days.


Costs of court including a Guardian ad Litem fee of \$262.50 are hereby taxed against the estate of **SAM EDWARD LORINO JR.**

DONE and ORDERED this the 13th day of September, 2018.

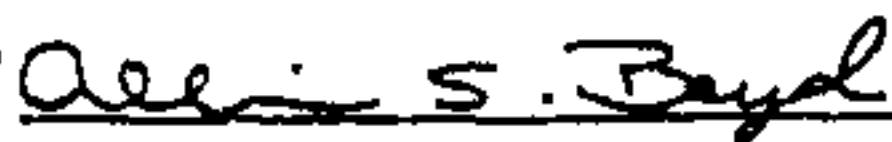


ALLISON S. BOYD
JUDGE OF PROBATE

cc: JAMIE COSTON ESQ. (GUARDIAN AD LITEM)
SALEM RESHA JR., ESQ.
MEREDITH LAGAN
ROBERT LORINO
ROSE LANZI
CATHERINE JANANN LORINO
RLI INSURANCE COMPANY



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Shelby Cnty Judge of Probate, AL
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I certify this to be a true and
correct copy 

Probate Judge
Shelby County


Date 9-13-18

pages

Initial lm

Exhibit "B"

Lot 5, in Block 2, according to the Map and Plat of Indian Valley, First Sector, map of which is filed of record in Map Book 5, at Page 43, in the Probate Office of Shelby County, Alabama.


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AFFIDAVIT

STATE OF ALABAMA

SHELBY COUNTY

Before me, the undersigned authority, in and for said State and County, personally appeared Kathy P. Salmone, who is known to me and being first duly sworn upon oath, deposes and says as follows:

My name is Kathy P. Salmone. I am an adult resident citizen of the state of Alabama. I give this affidavit based upon my personal knowledge.

I knew Sam Lorino, Sr. during his lifetime. He died on the 12th day of September, 2012. At the time of his death, he was survived by his wife, Catherine G. Lorino and his four adult children, Robert Lorino, Rose M. Lanzi, Frank Lorino, and Sam Edward Lorino Jr.

The family did not open an estate after his death.

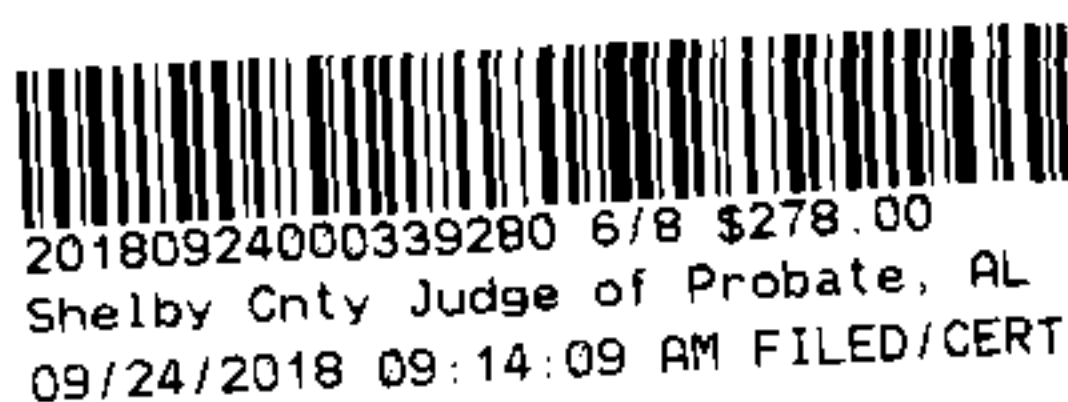
As of this date, Sam Lorino Sr.'s son, Sam Edward Lorino, Jr. is deceased and Sam Lorino, Sr's widow, Catherine G. Lorino, died September 4, 2018.

Kathy P. Salmone
Kathy P. Salmone, Affiant

Sworn to and subscribed before me, ZACHARY EAVES, the undersigned Notary Public, on this the 20th day of SEPTEMBER, 2018.

[Signature]
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2019



AFFIDAVIT

STATE OF ALABAMA

SHELBY COUNTY

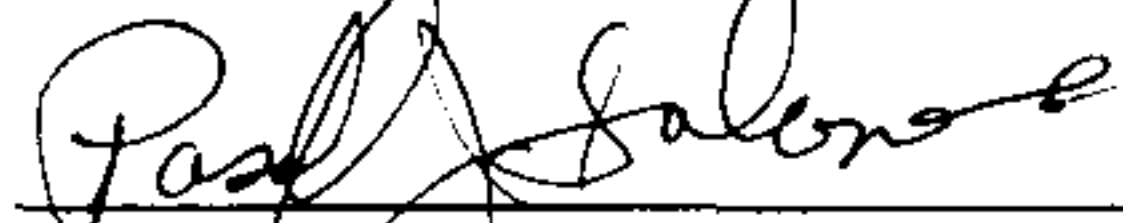
Before me, the undersigned authority, in and for said State and County, personally appeared Paschal J. Salmone, who is known to me and being first duly sworn upon oath, deposes and says as follows:

My name is Paschal J. Salmone. I am an adult resident citizen of the state of Alabama. I give this affidavit based upon my personal knowledge.

I knew Sam Lorino, Sr. during his lifetime. He died on the 12th day of September, 2012. At the time of his death, he was survived by his wife, Catherine G. Lorino and his four adult children, Robert Lorino, Rose M. Lanzi, Frank Lorino, and Sam Edward Lorino Jr.

The family did not open an estate after his death.

As of this date, Sam Lorino Sr.'s son, Sam Edward Lorino, Jr. is deceased and Sam Lorino, Sr's widow, Catherine G. Lorino, died September 4, 2018.



Paschal J. Salmone, Affiant

Sworn to and subscribed before me, ZACHARY EAVES, the undersigned Notary Public, on this the 20th day of SEPTEMBER, 2018.



NOTARY PUBLIC

My commission expires: _____ MY COMMISSION EXPIRES SEPTEMBER 10, 2019



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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Frank Lorino, et al.
2220 Hillview Drive

Grantee's Name Mailing Address Jack Marino
115 Waverly Circle

Bessemer, AL 35022

Bessemer, AL 35020

Property Address 2470 Vale Drive
Bessemer, AL 35244

Date of Sale 9/21/2018

Total Purchase Price \$ or \$240,000.00

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

9/21/18

X Unattested

(verified by)

Print Frank Lorino

Sign

[Signature]
Sale & Resht.

(Grantor/Grantee/Owner/Agent) circle one



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