

This instrument was prepared by:
Ginger H. Knight, Attorney at Law
One Perimeter Parkway
Suite 100 North
Birmingham, Alabama 35243

20181018000370700 1/2 \$293.00
Shelby Cnty Judge of Probate, AL
10/18/2018 04:01:52 PM FILED/CERT

Send tax notice to:
Carolyn Pasini
3689 Crossings Crest
Hoover, Alabama 35242

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **CAROLYN L. PASINI, TRUSTEE OF THE WARD R. PASINI AND CAROLYN L. PASINI TRUST OF 1980 UAD 5-30-80** (the "Grantor"), hereby grant, bargain, sell and convey to **CAROLYN L. PASINI, a widow** ("Grantee"), all of the Grantors' right, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Phase Two, Caldwell Crossings, 2nd Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.

TAX PARCEL NO: 10 2 03 0 005 006.000

Shelby County, AL 10/18/2018
State of Alabama
Deed Tax: \$275.00

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2018 and subsequent years not yet due and payable;
- (2) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any;
- (3) Mineral and mining rights not owned by Grantor;
- (4) This deed is made based upon a legal description provided by the Grantor without title insurance. The preparer makes no representations as to the title of the property and disclaims all responsibility therefore.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its heirs, executors, administrators, and assigns shall, warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set her signature and seals this 13th day of October, 2018.

GRANTOR:

Carolyn L. Pasini
CAROLYN L. PASINI, TRUSTEE

STATE OF ALABAMA)
SHELBY COUNTY)

I, Ginger H. Knight, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CAROLYN L. PASINI** 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of October, 2018.

Ginger H. Knight
Notary Public
My commission expires:



Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form FT-1:

Grantor's Name and Address:

Carolyn L. Pasini, Trustee of the Ward R.
Pasini and Carolyn L. Pasini Trust of 1980
3689 Crossings Crest
Hoover, Alabama 35242

Grantee's Name and Address:

Carolyn L. Pasini
3689 Crossings Crest
Hoover, Alabama 35242

Property Address: 3689 Crossings Crest, Hoover, Alabama 35242
Date of Transfer: 10-13-2018

Actual Value: \$ 274,900.00
Actual Value can be verified from previous closing statement and/or Assessor's Value.

