

Send tax notice to:
JOSEPH P. MAIER
223 DOGWOOD DRIVE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018586T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Nine Thousand and 00/100 Dollars (\$159,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LAURA STANFIELD AS EXECUTOR/TRUSTEE OF THE ESTATE OF CLAUDE PATRICK LORINO **whose mailing address is:** 155 Shaw Drive, Chelsea, AL 35043 (hereinafter referred to as “Grantor”) by JOSEPH P. MAIER **whose property address is:** 223 Dogwood Drive, Chelsea, AL, 35043 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a point on the North line of the South 1/2 SE 1/4 SW 1/4 SW 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and said point being 155 feet West of the NE corner of said 1/2 1/4 1/4 1/4 section, thence run East along the North line of said 1/2 1/4 1/4 1/4 Section 155 feet to NE corner of said 1/2 1/4 1/4 1/4 Section, thence run South along the East line of said 1/2 1/4 1/4 1/4 Section approximately 335 feet to the SE corner of said 1/4 1/4 1/4 1/4 Section, thence run West along the South line of said 1/2 1/4 1/4 1/4 section 98.27 feet to the SE corner of the Lee lot (DB 325 page 729), thence run Northwesterly along Lee East line 200.89 feet to NE corner of Lee lot, thence run Northeasterly 156 feet to Point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public.

\$154,230.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, THE ESTATE OF CLAUDE PATRICK LORINO, by LAURA STANFIELD, its EXECUTOR/TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of October, 2018.

THE ESTATE OF CLAUDE PATRICK LORINO

Laura Stanfield
BY: LAURA STANFIELD
ITS: EXECUTOR/TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAURA STANFIELD, whose name as EXECUTOR/TRUSTEE OF THE ESTATE OF CLAUDE PATRICK LORINO, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this the 26th day of October, 2018.



Mary Martin
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2018 03:04:51 PM
\$23.00 CHARITY
20181030000384480

Allen S. Bayl