

STATE OF ALABAMA)
COUNTY OF SHELBY)

Prepared By: Cicio & Cicio, P.C.
2153 14th Avenue South
Birmingham, AL 35205

THIS DEED IS BEING PREPARED WITHOUT TITLE SEARCH OR SURVEY
STATUTORY WARRANTY DEED


20181207000427860 1/3 \$22.00
Shelby Cnty Judge of Probate: AL
12/07/2018 10:56:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and NO/100 (\$10.00) and any other good and valuable consideration to the undersigned Grantor, Anthony L. Cicio, Sr., as Trustee of the Richard Grant, Jr. Trust, created pursuant to the Last Will and Testament of Marie E. Cicio, dated August 28, 2001, Probate Court Case #2015-000293, recorded in Shelby County, Alabama, whose address is: 3128 North Woodridge Road, Birmingham, Alabama 35223 (hereinafter called the Grantor, whether one or more), grant, bargain, sell and convey unto:

Richard Grant, Jr.,

(herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

10-5-21-0-003-003.002

2040 Indian Crest Drive, Indian Springs, Alabama 35124

Part of Lot B-3, as shown on the Resurvey recorded in Map Book 8, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama of Parcels B-1 and B-2, Residential Subdivision, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and thence run in an Easterly direction along the South line of said quarter-quarter section a distance of 531 feet; thence turn an angle to the left of 92 degrees 37' 36" and run in a Northerly direction a distance of 1125.87 feet to the point of beginning; From the point of beginning thence turn left 92 degrees 38' 40" and run West a distance of 294.86 feet to a point in the center of Indian Crest Drive as shown on said survey recorded in Map Book 8, Page 8; thence run in a Northerly and Easterly direction along the center line of Indian Crest Drive to a point on the North line of said quarter-quarter section, which said point is also 371.22 feet east of the Northwest corner of the NW¼ of the SE¼ of said section 21; thence run East along the North line of said quarter-quarter section 159.78 feet to a point which is 531 feet East of the Northwest corner of the NW¼ of the SE¼ of said section 21; thence run South along a line 531 feet East of the West line of the NW¼ of the SE¼ a distance of 192.15 feet to the point of beginning. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.
Subject to liens, restrictions, claims, and mortgages of record.

This is not the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 7th day of December, 2018.

Anthony L. Cicio Sr.
Anthony L. Cicio, Sr., as Trustee of
the Richard Grant, Jr. Trust
Dated August 28, 2001

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, Anthony L. Cicio, Jr., a Notary Public in and for said County, in said State, hereby certify that Anthony L. Cicio, Sr., as Trustee of the Richard Grant, Jr. Trust, dated August 28, 2001, 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 he executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal, this the 7th day of December 2018.

Anthony L. Cicio Jr.
Notary Public:

My Commission Expires: May 18, 2022

GRANTOR

Anthony L. Cicio, Sr., Trustee
3128 North Woodridge Road
Birmingham, Alabama 35223

GRANTEE:

Richard Grant, Jr.
2040 Indian Crest Drive
Indian Springs, Alabama 35124

PROPERTY ADDRESS:

2040 Indian Crest Drive
Indian Springs, Alabama 35124


20181207000427860 2/3 \$22.00
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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 Anthony Cicie, Sr. Trustee
Mailing Address 3128 No. Woodridge Rd
Birmingham AL 35223

Grantee's Name Richard Grant Jr.
Mailing Address 2040 Indian Crest Drive
Indian Springs, Alabama
35124

Property Address 2040 Indian Crest Drive
Indian Springs Alabama
35124

Date of Sale Dec. 7, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 415,520.00



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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 ☐ Appraisal Pursuant to will
☐ Sales Contract ☒ Other Assessed Value Attached
☐ Closing Statement \$ 10.00 + other valuable consideration

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 Dec. 7, 2018

Print: Anthony Cicie, Sr.

☐ Unattested

Korram Sule
(verified by)

Sign: Anthony Cicie Jr.
Grantor/Grantee/Owner/Agent (circle one)