

20181214000438480
12/14/2018 03:54:55 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
Gatehouse Law, LLC
2119 3rd Ave. N.
Birmingham, Alabama 35203

Sent Tax Notice To:
CMF Living Trust
3613 Shandwick Place
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Thirty-Six Thousand Six Hundred Sixty-Seven and No/100 Dollars (\$536,667.00) to the undersigned Grantor, **Melanie S. Frusterio and Charles Michael Frusterio**, (a married couple) (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor hereby grants, bargains, sells and conveys unto CMF Living Trust (a Trust established under the laws of Alabama) (herein referred to as GRANTEE, whether one or more) all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Greystone First Sector, Phase II, as recorded in Map Book 15, Page 58, in the Probate Office of Shelby County, Alabama.

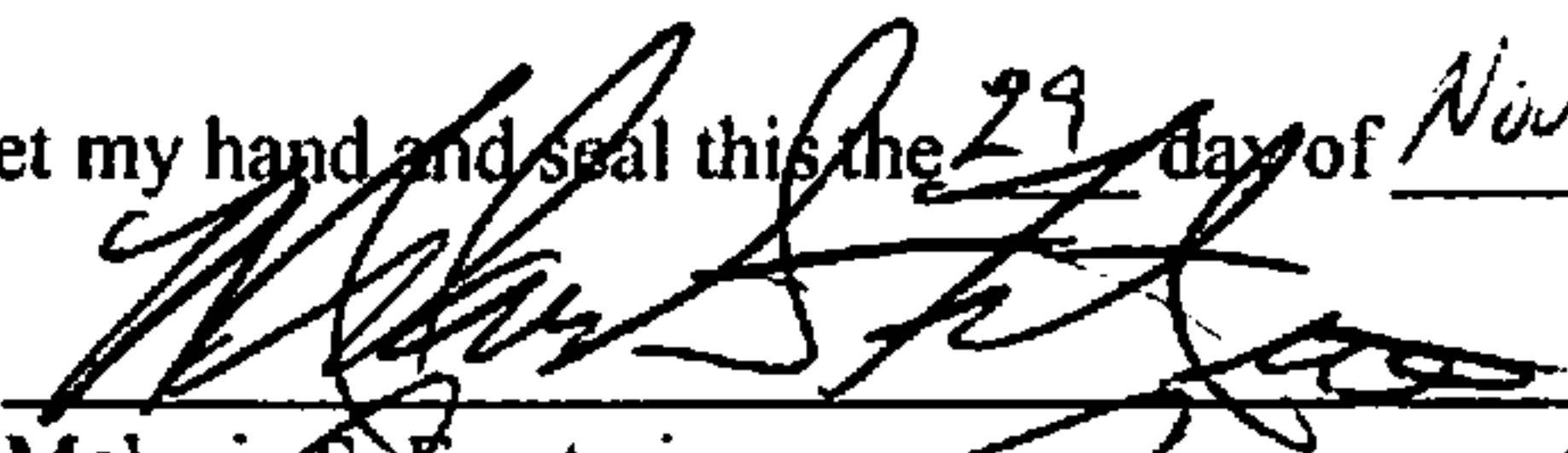
More commonly known as: 3613 Shandwick Place, Birmingham, AL 35242

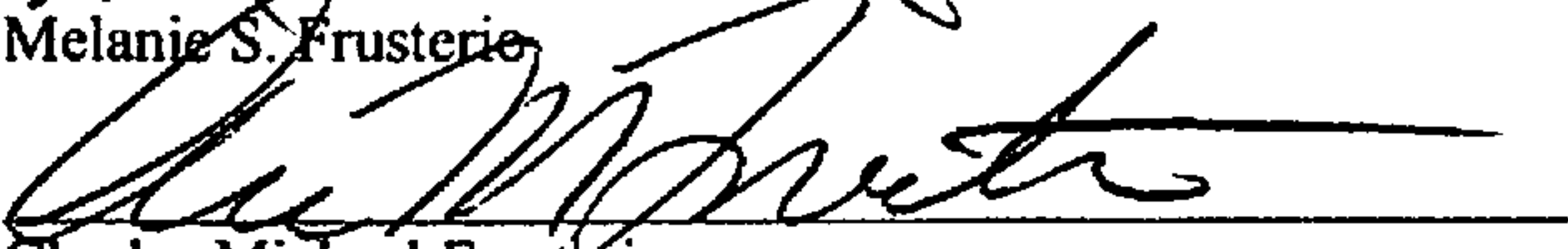
The above described property is the homestead of the Grantor or Grantor's Spouse.

NO TITLE EXAMINATION REQUESTED OR PERFORMED. Legal description provided by previous deed.

TO HAVE AND TO HOLD to the said GRANTEE, his successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of November 2018.

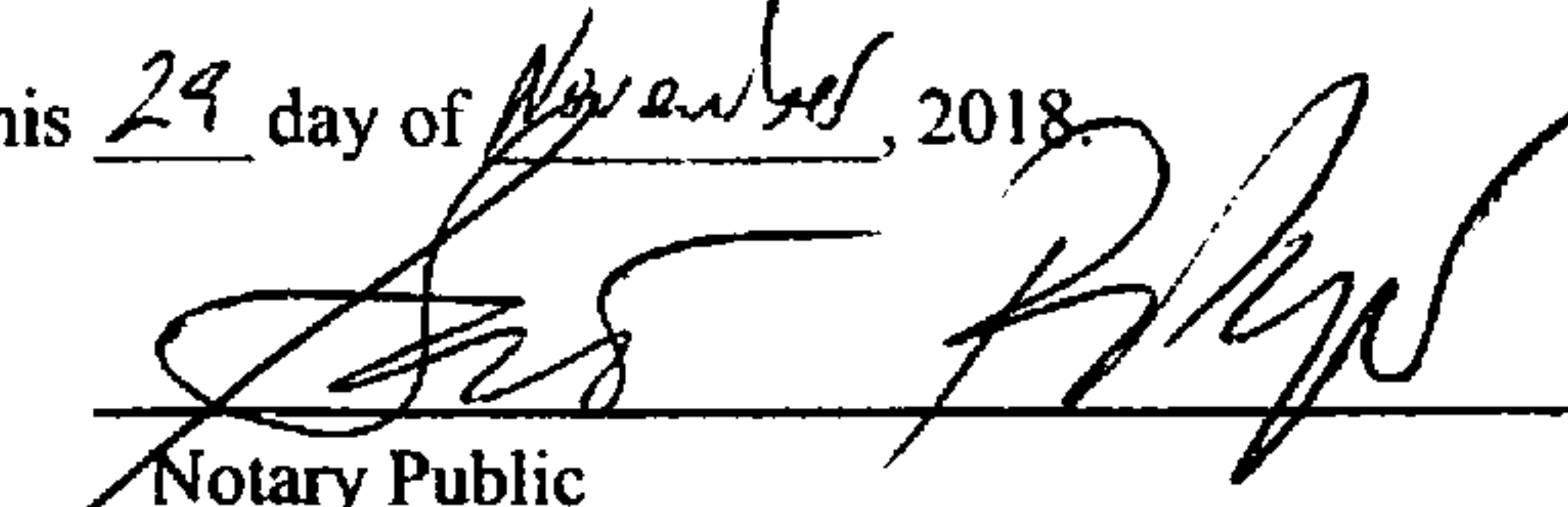

Melanie S. Frusterio


Charles Michael Frusterio

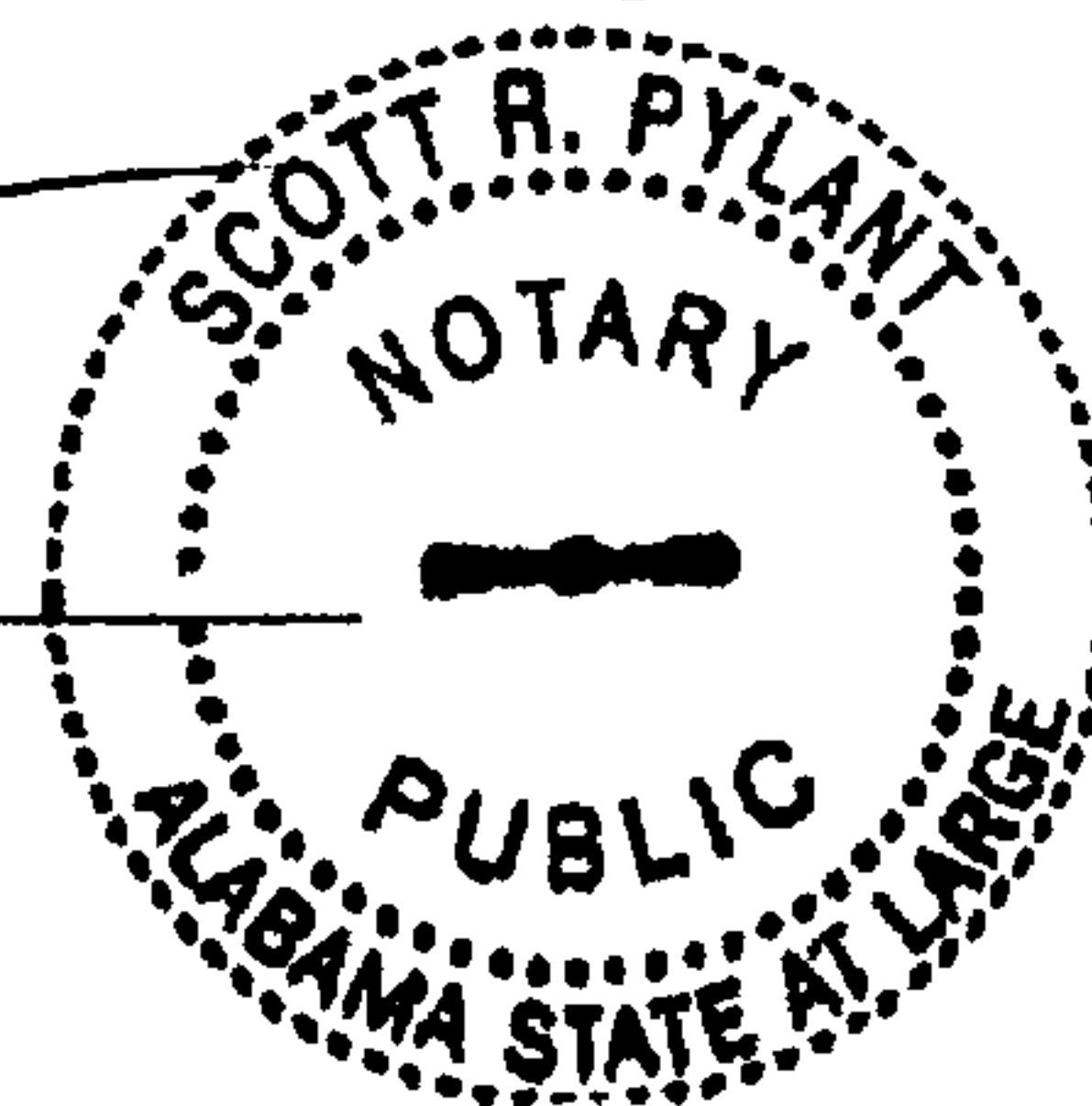
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Melanie S. Frusterio and Charles Michael Frusterio**, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of November, 2018.


Notary Public

My Commission Expires 4/4/2021



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Melanie S. Frusterio and Michael Charles Frusterio	Grantee's Name: CMF Living Trust
Mailing Address: 3613 Shandwick Place, Birmingham, AL 35242	Mailing Address: 3613 Shandwick Place Birmingham, AL 35242
Date of Transfer: ___/___/2018	Total Purchase Price: \$536,667
Verify purchase price with: Transfer Agreement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2018 03:54:55 PM
\$555.00 CHERRY
20181214000438480

Allen S. Bayl