

Send tax notice to:
Antonio Giuvenduto and Erika Giuvenduto
1732 Oak Park Lane
Helena, AL 35080
GAR1800483

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

20190107000007150
01/07/2019 03:54:09 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) in hand paid to the undersigned, **Birmingham Homebuyers, LLC**, a(n) Alabama limited liability company, whose mailing address is: 8949 Roebuck Blvd.
Birmingham, AL 35226 (hereinafter referred to as "Grantor")
by Antonio Giuvenduto and Erika Giuvenduto, whose mailing address is: 1732 Oak Park Lane, Helena, AL 35080 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, having a property address of: 1732 Oak Park Lane, Helena, AL 35080, to-wit:

Lot 311, according to the Survey of The Woodlands, Sector 3, as recorded in Map Book 33, Page 141, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$318,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Birmingham Homebuyers, LLC, a(n) Alabama Limited Liability Company, by Timothy Sawyer its
Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 4TH day of January, 2019

BIRMINGHAM HOMEBUYERS, LLC,
a(n) Alabama limited Liability Company

By: [Signature]
Name: Timothy Sagers
Its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Sagers, whose name as its Member of Birmingham Homebuyers, LLC, a(n) Alabama limited liability company, 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, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 4TH day of January, 2019



[Signature]
Notary Public
Print Name: Stephanie L Dunlap
Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Birmingham Homebuyers, LLC
Mailing Address 8949 Roebuck Blvd
Birmingham, AL 35206

Grantee's Name Daniel E. and Amanda C. Grimes
Mailing Address 1732 Oak Park Lane
Helena, AL 35080

Property Address 1732 Oak Park Lane
Helena, AL 35080

Date of Sale 1/4/2019
Total Purchase Price \$ 335,000.00

or
Actual Value \$

Assessor's Market Value \$

20190107000007150 01/07/2019 03:54:09 PM DEEDS 3/3 or

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 1/4/19

Print Stephanie L Dunlap

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2019 03:54:09 PM
\$38.00 CHERRY
20190107000007150

Allen S. Bayl