

Return to: Lakeside Title & Escrow LLC, 854 Wren Road, Goodlettsville, TN 37072

Reference Number: 18-4105AL

Mail Tax Statements to: Michele Ferrantelli, 2040 Ashley Brook Way, Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

CARLO L. LOVOI and GAIL A. LOVOI, husband and wife, whose mailing address is 25840 Summerwood Dr Madison AL 35756, hereinafter referred to as "Grantor" and

MICHELE FERRANTELLI, an unmarried woman, whose mailing address is 2040 Ashley Brook Way, Helena, AL 35080, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lot 30, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

Property Address: 2040 Ashley Brook Way, Helena, AL 35080

Being all of the same Property conveyed to Carlo L. Lovoi and wife, Gail A. Lovoi by virtue of a Deed recorded August 8, 2016 in Instrument No. 20160808000280560 in the Office of the Judge of Probate for Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed ✓ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or _____ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.


IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 25th day of January, 2019.



CARLO L. LOVOI



GAIL A. LOVOI



20190306000071790 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
03/06/2019 01:16:47 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF Madison

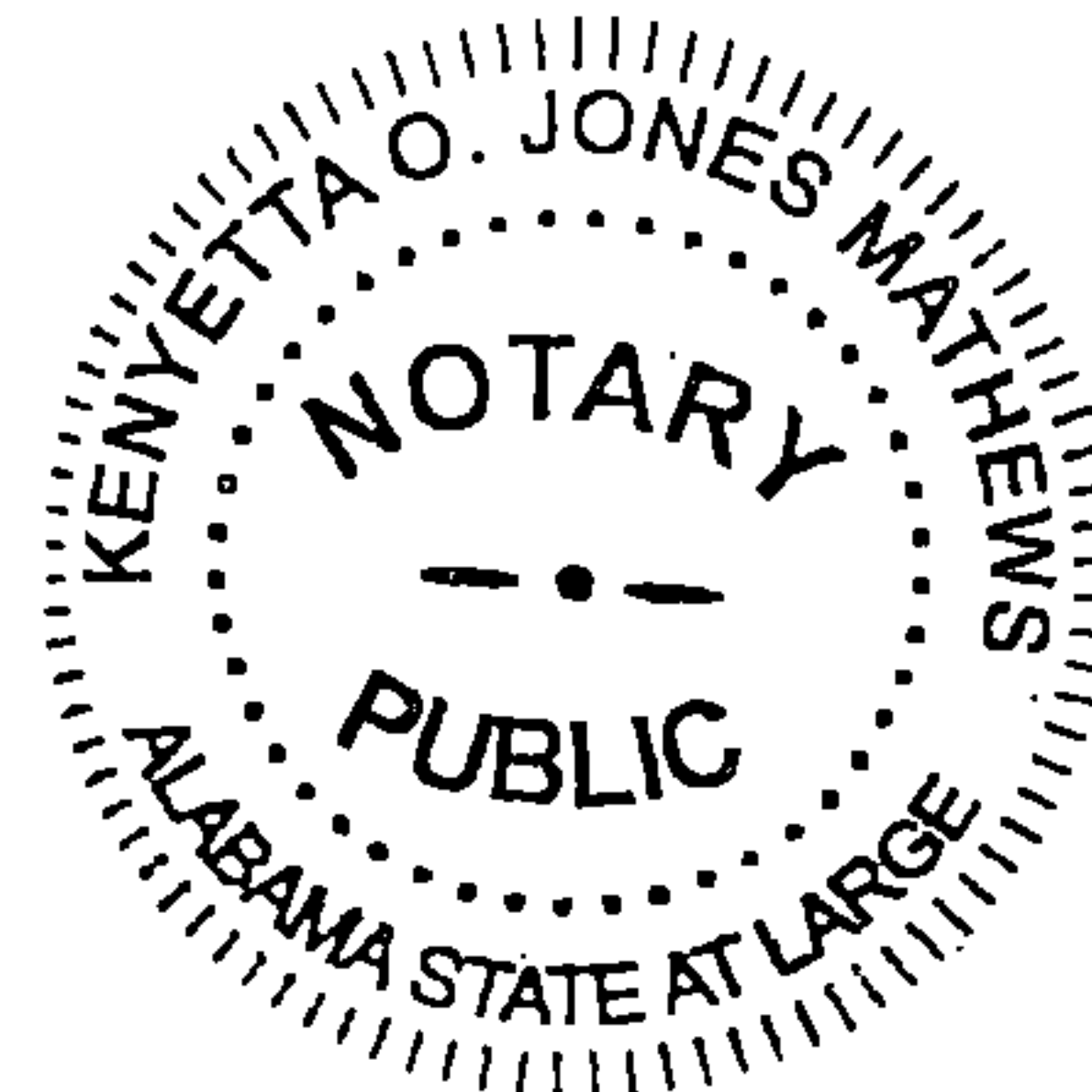
I, the undersigned Notary Public in and for said County and State, hereby certify that CARLO L. LOVOI, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 25th day of January, 2019.

Kenyetta O. Jones Mathews
Notary Public

Kenyetta O. Jones Mathews
Print Name

My Commission expires: **MY COMMISSION EXPIRES 5-11-2021**



STATE OF ALABAMA

COUNTY OF Madison

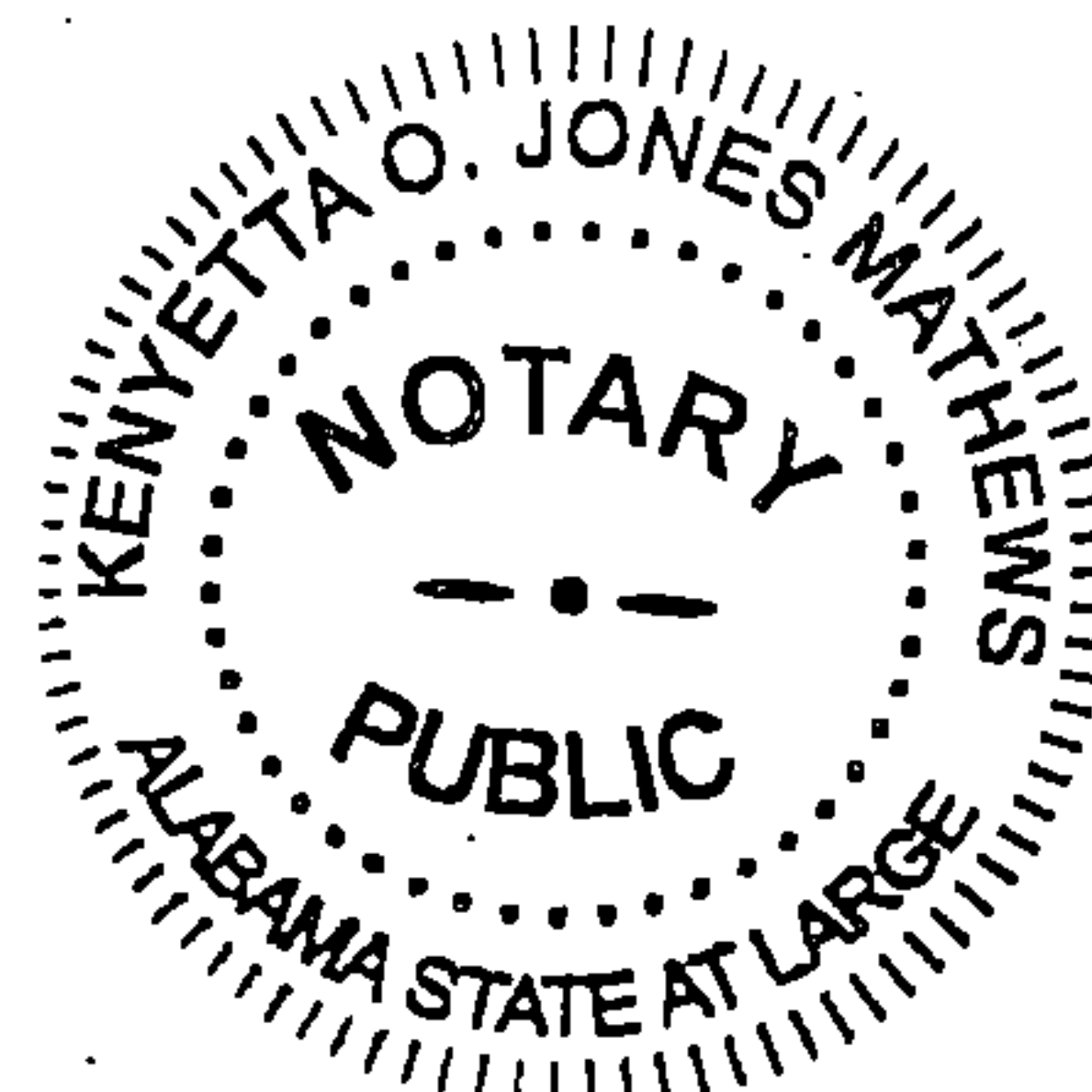
I, the undersigned Notary Public in and for said County and State, hereby certify that GAIL A. LOVOI, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 25th day of January, 2019.

Kenyetta O. Jones Mathews
Notary Public

Kenyetta O. Jones Mathews
Print Name

My Commission expires:



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:

Carlo L. Lovoi and Gail A. Lovoi, 25840 Summerwood Dr ; Madison, AL
35756-8205

Grantee's address:

Michele Ferrantelli, 2040 Ashley Brook Way, Helena, AL 35080



20190306000071790 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
03/06/2019 01:16:47 PM FILED/CERT

Real Estate Validation Form

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

Grantor's Name Carlo L. Lovoi
Mailing Address 2040 Ashley Brook Way
Helena, AL 35080

Grantee's Name Michele Ferrantelli
Mailing Address 2040 Ashley Brook Way
Helena, AL 35080

Property Address 2040 Ashley Brook Way
Helena, AL 35080

Date of Sale 1/25/2019
Total Purchase Price \$ 120,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ Closing Statement

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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/25/2019 Print Melissa Turecki

Unattested Sign Melissa Turecki
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190306000071790 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
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