

This instrument was prepared by:

David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:

Christopher M. Muscolino  
321 Pumpkin Hollow Road  
Sterrett, Alabama 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Fifty Five Thousand and 00/100 Dollars (\$655,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Frank G. Mapes, and his wife, Leslie O. Mapes**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Christopher M. Muscolino and Ann K. Muscolino**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**see Exhibit "A" attached hereto**

**\$524,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 22 day of

March, 2019.

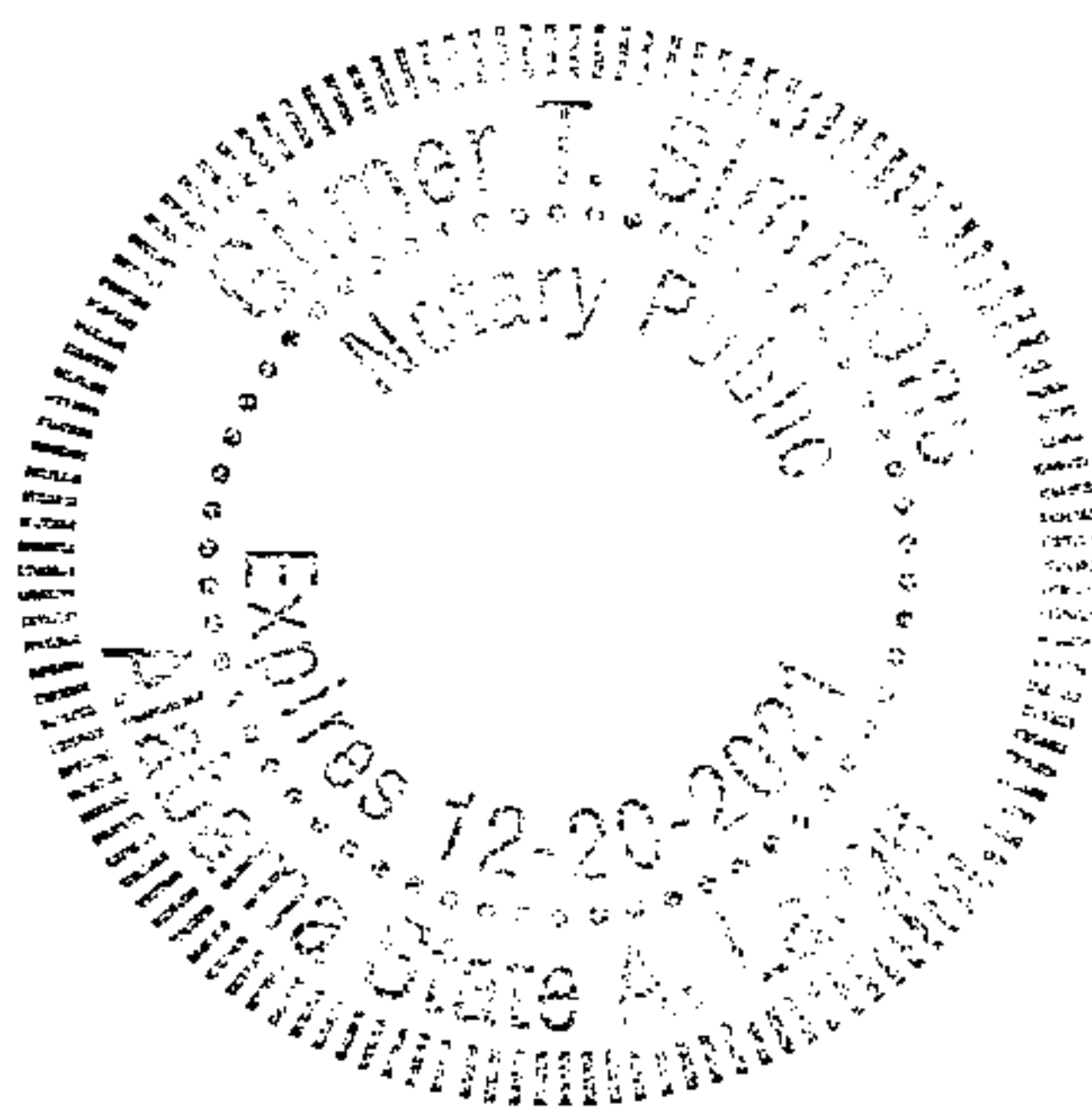
Frank G. Mapes 3/22/2019 (Seal) Leslie O. Mapes 3/22/19 (Seal)  
Frank G. Mapes Leslie O. Mapes

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Frank G. Mapes and Leslie O. Mapes** 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of March, 2019.



James T. Smith  
Notary Public

My Commission Expires: 12/20/2021

**EXHIBIT A**

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Unit No. 13-A, according to a Resurvey of Lots 11, 12 and 13, of an Amended Map of a Resurvey of Pumpkin Hollow, A Condominium, as recorded in Map Book 32, Page 86, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument # 1994-04159, as further amended by Second Amended, Third Amended, and Fourth Amended and Restated Declaration of Condominium, which are recorded as Instrument # 1994-10609, in Instrument # 20021105000547150, and in Instrument # 20050907000462110, together with an undivided interest in the common elements of the condominium, as set forth in said Declaration, and subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended Declaration of Condominium. Situated in Shelby County, Alabama.

**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Frank G. Mapes**Date of Sale: **March 28th, 2019**Grantor Name: **Leslie O. Mapes**Mailing Address: **321 Pumpkin Hollow Road  
Sterrett, Alabama, 35147**Total Purchase Price: **\$655,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Property Address: **321 Pumpkin Hollow Road  
Sterrett, Alabama, 35147**

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Christopher M. Muscolino**Grantee Name: **Ann K. Muscolino**Mailing Address: **4246 Marden Way  
Birmingham, AL, 35242**

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☐ 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 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 Section 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 Section 40-22-1 (h).Date: 3/28/19Print: Gilmer T. Simmon☐ Unattested

(verified by)

Sign: Ann K. Muscolino

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/04/2019 12:59:20 PM  
 \$155.00 CHERRY  
 20190404000109010

*Allen S. Bayl*