

SEND TAX NOTICE TO:  
Lawrence Provenzano  
271 Rocky Ridge Drive  
Helena, Alabama 35080

20190701000232790  
07/01/2019 08:34:33 AM  
DEEDS 1/3

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Two Thousand Five Hundred dollars & no cents (\$192,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Charles Benjamin Clements, III and Heather Entrekin Clements, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Lawrence Provenzano** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF ROCKY RIDGE, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$182,875.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 27, Page 16.


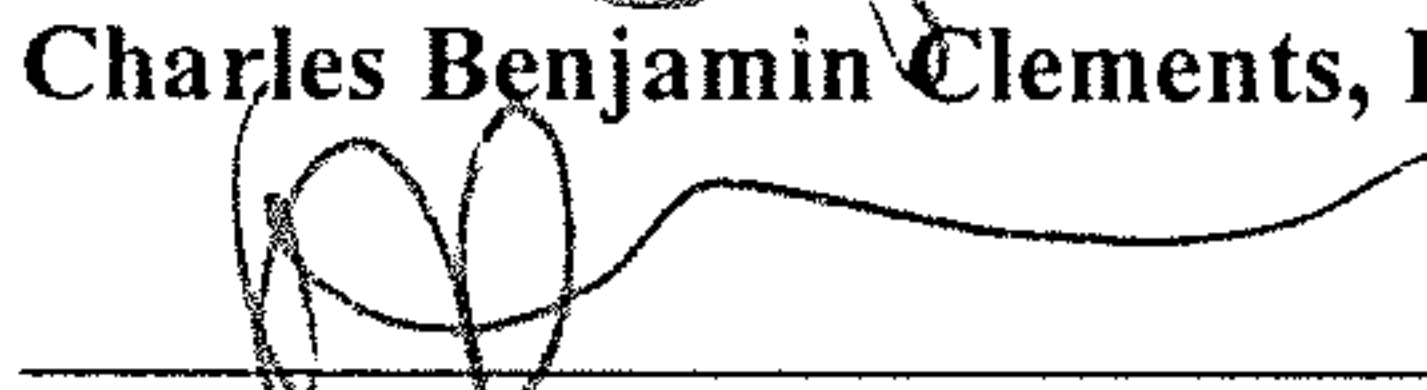
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2000, Page 40214 in the Probate Office of Shelby County, Alabama.

25' building setback line; 15' easement on west boundary all as more fully shown on recorded plat/map.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 28, 2019** .

  
\_\_\_\_\_(Seal)  
**Charles Benjamin Clements, III**  
  
\_\_\_\_\_(Seal)  
**Heather Entrekin Clements**

STATE OF ALABAMA  
JEFFERSON COUNTY

20190701000232790 07/01/2019 08:34:33 AM DEEDS 2/3  
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Benjamin Clements, III and Heather Entrekin Clements, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2019

  
\_\_\_\_\_  
Notary Public.

(Seal)  
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Charles Benjamin Clements, III and Heather Entrekin Clements      Grantee's Name Lawrence Provenzano

Mailing Address 5020 Little Turtle Drive  
Birmingham, Alabama 35242  
Property Address 271 Rocky Ridge Drive  
Helena, Alabama 35080

Mailing Address 271 Rocky Ridge Drive  
Helena, Alabama 35080  
Date of Sale 06/28/2019

Total Purchase Price \$192,500.00  
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 one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale      \_\_\_\_\_ Appraisal  
\_\_\_X\_\_\_ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 June 28, 2019

Print William Provenzano  
Lawrence Provenzano

\_\_\_\_\_ Unattested      JP  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2019 08:34:33 AM  
\$31.00 CHERRY  
20190701000232790

Allen S. Bayl