

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Rita Cecchini
5206 South Shades Crest Rd.
Bessemer, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration NINETY ONE THOUSAND FOUR HUNDRED FIFTEEN DOLLARS AND NO CENTS (\$91,415.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Rita E. Cecchini and Leo A. Cecchini* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Rita E. Cecchini and Leo A. Cecchini* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

Grantor Rita E. Cecchini is the surviving Grantee in instrument # 1995-2478 recorded in the Probate Office of Shelby County, Alabama. The other Grantee, Dutton Craig Bonnell is deceased, having died on the 5th day of November, 2013.

Rita E. Bonnell and Rita E. Cecchini are one in the same person.

TO HAVE AND TO HOLD Unto the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of ~~November~~ ^{December}, 2019.

Leo A. Cecchini
Leo A. Cecchini

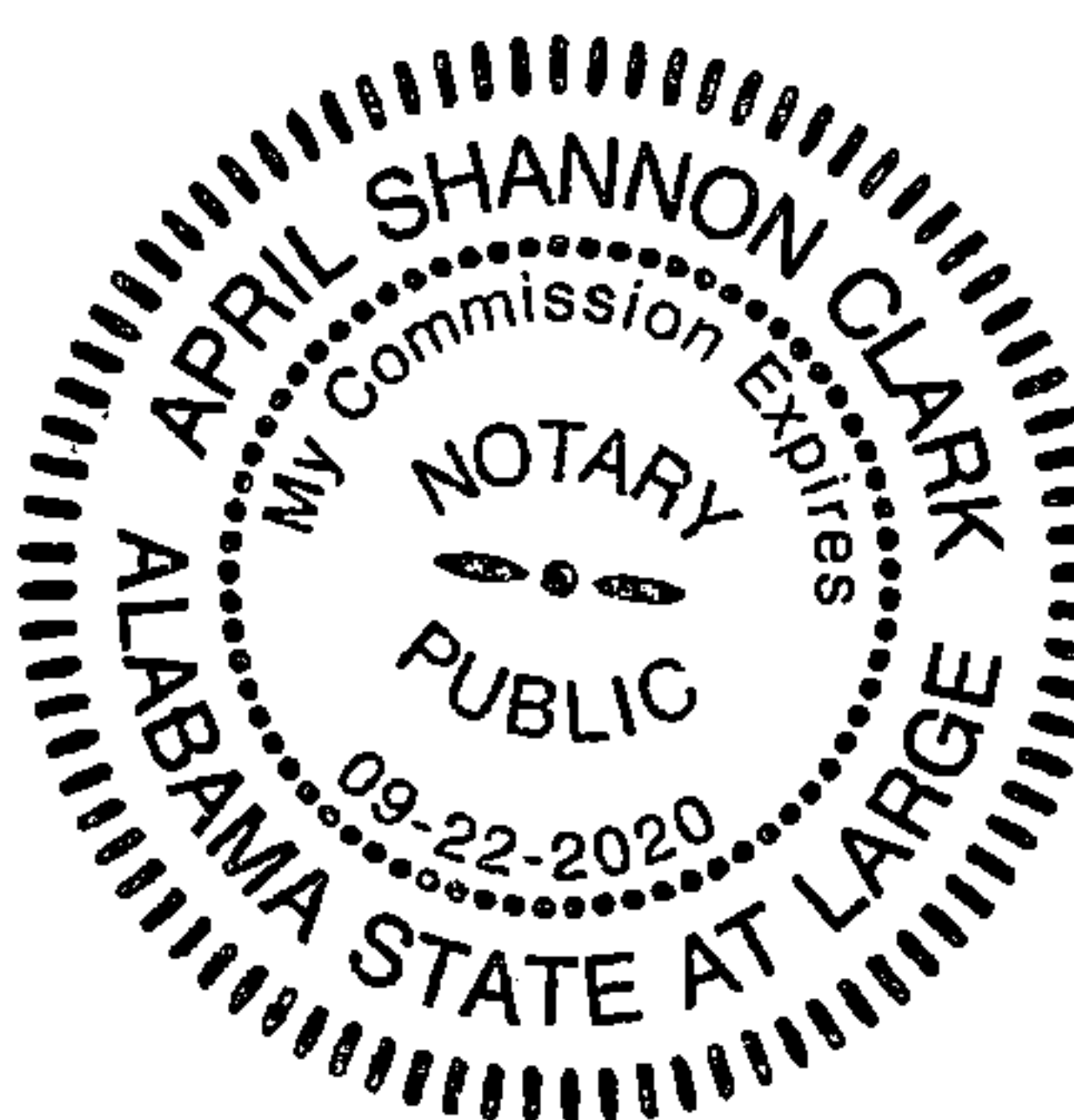
Rita E. Cecchini
Rita E. Cecchini

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Rita E. Cecchini and Leo A. Cecchini*, 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 4th day of ~~November~~ ^{December}, 2019.

Shelby County, AL 12/04/2019
State of Alabama
Deed Tax: \$91.50



April Clark
Notary Public
My Commission Expires: 9/22/2020

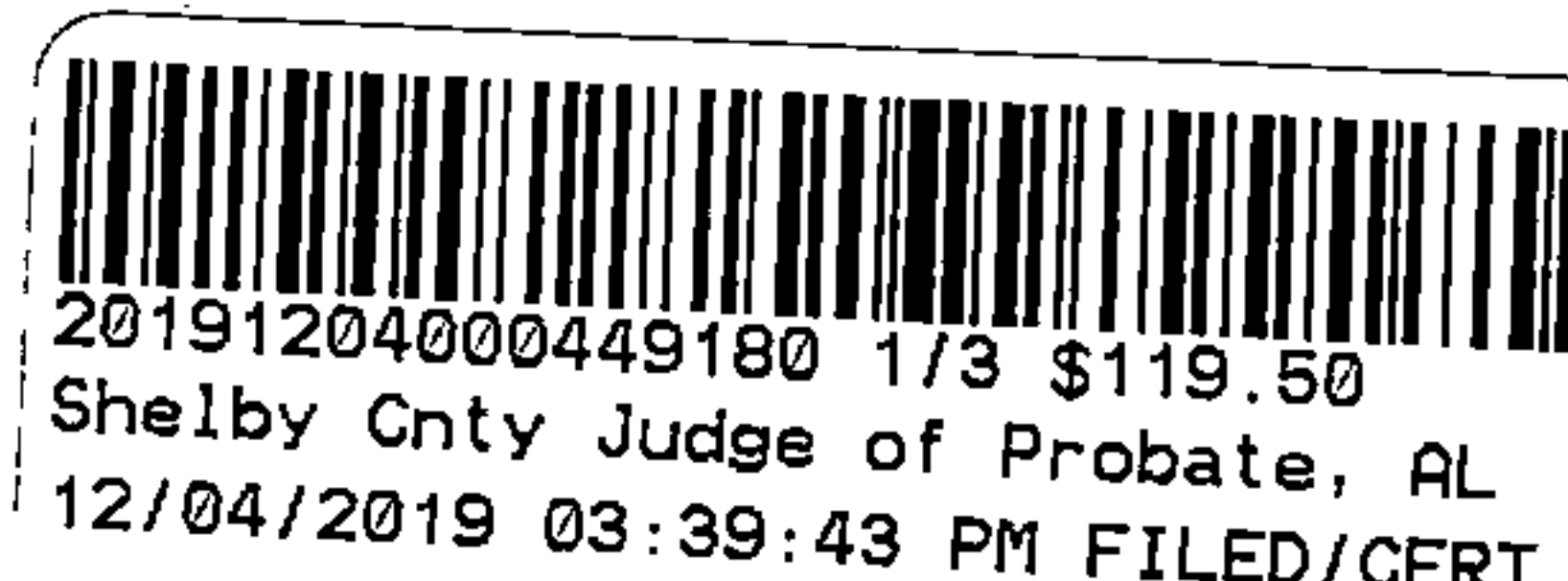
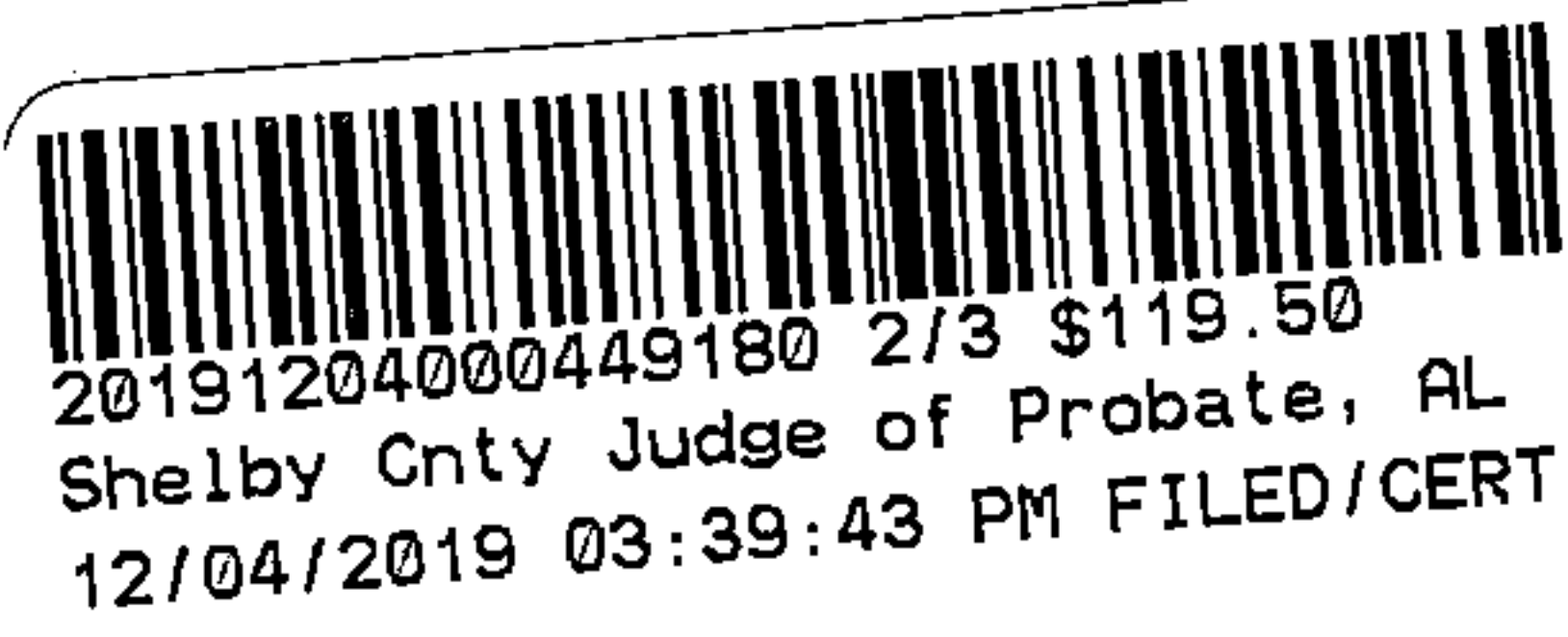


EXHIBIT A – LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1,005.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 210.00 FEET TO A POINT; THENCE TURN 49 DEG. 44 MIN. 24 SEC. LEFT AND RUN EAST-SOUTHEASTERLY A DISTANCE OF 280.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH SHADES CREST ROAD (AKA SHELBY COUNTY ROAD NO. 2); THENCE RUN 89 DEG. 41 MIN. 17 SEC. LEFT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 209.00 FEET TO A POINT; THENCE TURN 96 DEG. 58 MIN. 37 SEC. LEFT AND RUN NORTHWESTERLY A DISTANCE OF 419.94 FEET TO THE POINT OF BEGINNING.



Real Estate Sales Validation Form

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

Grantor's Name Rita E. Cecchini
Mailing Address Leo A. Cecchini
5206 So. Shades Crest Rd
Bessemer, AL 35022

Grantee's Name Rita E. Cecchini
Mailing Address Leo A. Cecchini
5206 So. Shades Crest Rd
Bessemer, AL 35022

Property Address 5206 So Shades Crest Rd
Bessemer AL 35022

Date of Sale 12-4-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 91,415.00

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 1/2 Tax Assessor's Value

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 _____

Print ✓ BITA E. CECCHINI

Unattested _____

Sign ✓ Rita E. Cecchini

Verified by) _____

(Grantor/Grantee/Owner/Agent) circle one



20191204000449180 3/3 \$119.50
Shelby Cnty Judge of Probate, AL
12/04/2019 03:39:43 PM FILED/CERT

Form RT-1