

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
JS Houses, LLC
105 Summer Circle
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY-THREE THOUSAND AND NO/100 DOLLARS (\$173,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **HAZELENE H. TOSTI, as Power of Attorney for RITA HULETT; and HAZELENE H. TOSTI, as Personal Representative of the ESTATE OF JOHN MICHAEL TOSTI, deceased, Jefferson County Probate Case #19-BHM-01350** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JS HOUSES, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 15, according to the Survey of Stratford Place Phase III Final Plat, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$138,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 27th day of December, 2019.

Rita Hulett by Hazelen Tosti her attorney in fact

**RITA HULETT,
by HAZELENE H. TOSTI,
as Attorney in Fact**

Hazelen Tosti, Personal Rep

**HAZELENE H. TOSTI, as Personal Representative of the
ESTATE OF JOHN MICHAEL TOSTI, deceased,
Jefferson County Probate Case #19-BHM-01350**

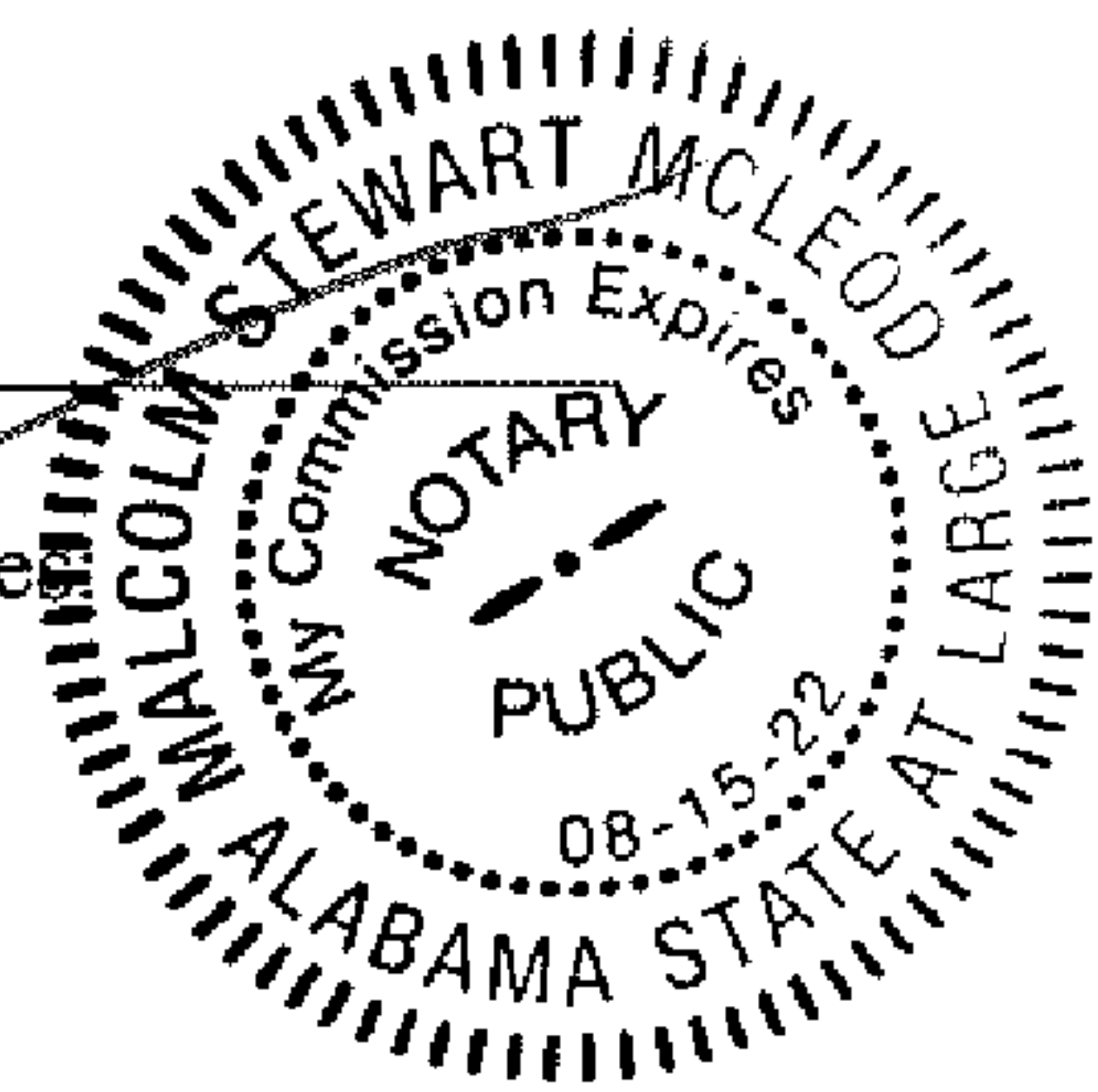
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **HAZELENE H. TOSTI, as Power of Attorney for RITA HULETT; and HAZELENE H. TOSTI, as Personal Representative of the ESTATE OF JOHN MICHAEL TOSTI, deceased, Jefferson County Probate Case #19-BHM-01350,** 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 instrument, she, as said Power of Attorney and as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of December, 2019.

[Handwritten Signature]

NOTARY PUBLIC
My 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 RITA HULETT and ESTATE OF JOHN MICHAEL TOSTI

Grantee's Name JS HOUSES, LLC

Mailing Address 129 NORRIDGE PL PELHAM, AL 35124

Mailing Address 105 SUMMER CIRCLE BIRMINGHAM, AL 35242

Property Address 129 NORRIDGE PL PELHAM, AL 35124

Date of Sale December 27, 2019

Total Purchase Price \$173,000.00

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 one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
[X] 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).

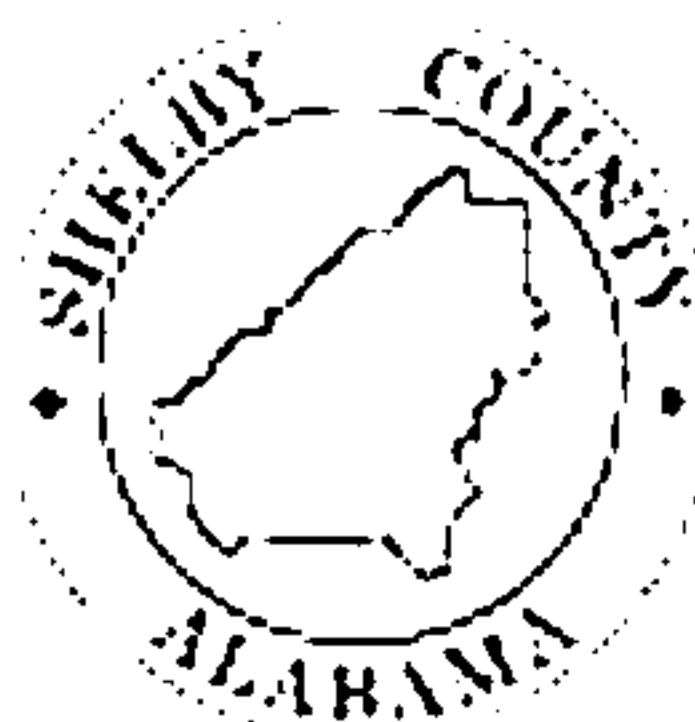
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 27, 2019

Print Malcolm S. McLeod

Unattested (verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2019 02:30:24 PM
\$64.00 CHARITY
20191230000481750

Allen S. Bayl