20200203000043950
02/03/2020 12:09:46 PM
DEEDS 1/3

This Instrument Prepared By:
C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:
Fred P. Monacelli and Kathleen M. Monacelli
5308 Mountain Park Drive
Indian Springs, Alabama 35124

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY **KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **SIX HUNDRED SIXTEEN THOUSAND TWO HUNDRED SEVENTY FIVE AND N0/100 ($616,275.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **LARRY R. WARE and LYNN R. WARE, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **FRED P. MONACELLI and KATHLEEN M. MONACELLI**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 9, according to the Survey of Mountain Park, Second Sector, as recorded in Map Book 9, Page 147, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 9, Page 147.
7. Agreement for underground residential distribution in subdivision in favor of Alabama Power Company as recorded in Real Book 66, Page 322.
8. Restrictive Covenants in favor of Alabama Power Company as recorded in Real Book 66, Page 325
9. Subject to covenants, conditions and restrictions (deleting thereform, and 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

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 31, 2020.

GRANTORS:

Larry R. Ware

Lynn R. Ware

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Larry R. Ware and Lynn R. Ware, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Larry R. Ware and Lynn R. Ware each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 31, 2020.

C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023

[Affix Seal Here]

C. RYAN SPARKS NOTARY PUBLIC ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name Larry R. Ware
Mailing Address Lynn R. Ware
5308 Mountain Park Drive
Indian Springs, AL 35124

Grantee's Name Fred P. Monacelli
Mailing Address Kathleen M. Monacelli
5308 Mountain Park Drive
Indian Springs, AL 35124

Property Address 5308 Mountain Park Drive
Indian Springs, AL 35124

Date of Sale 1/31/2020
Total Purchase Price $ 616,275.00
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)

- [x] Bill of Sale
- [ ] Sales Contract
- [ ] 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 1/31/20 Print C. Ryan Sparks

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/03/2020 12:09:46 PM
$30.50 CHERRY
20200203000043950