

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
BRIAN MARENO
100 TWIN BROOK LANE
BESSEMER, AL 35022

WARRANTY DEED

**20200306000089810
03/06/2020 01:09:01 PM
DEEDS 1/3**

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JEWEL CHRISTINE OSMER, an unmarried person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto BRIAN MARENO (herein referred to as "Grantee"), all of his/her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hands and seals, this 3rd day of MARCH, 2020.


JEWEL CHRISTINE OSMER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JEWEL CHRISTINE OSMER whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of MARCH, 2020.



Notary Public

My Commission Expires: 9/18/2021

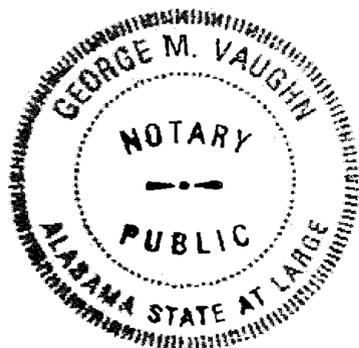


EXHIBIT A

LEGAL DESCRIPTION

Commence at the Southeast corner of said Northeast quarter of the Northeast quarter of Section 32, Township 20 South, Range 4 West; thence North, along and with the East line of said quarter-quarter section, 707.23 feet to the southeasterly margin of South Shades Crest Road; thence S 54°03'17"W, along and with said southeasterly right-of-way margin, 447.79 feet to an iron pin set by Jerry O. Peery and the point of beginning; thence S 39°14'58"E, 181.62 feet to an iron pin set by Jerry O. Peery; thence S 11°08'00" W 89.06 feet to a metal gate post; thence S 44°35'51"W 22.43 feet to an iron pin set by Jerry O. Peery; thence N 85°35'30" W, 55.19 feet to an iron pin set by Jerry O. Peery; thence N 48°49'00" W, 93.35 feet to an iron pin set by Jerry O. Peery; thence N 54°25'30"W, 125.38 feet to an iron pin set by Jerry O. Peery on the southeasterly right-of-way margin of South Shades Crest Road; thence N 54°03'17" E, along and with said southeasterly right-of-way margin, 179.46 feet to the point of beginning, Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jewel Osmer
Mailing Address cl George Vaughn
100 Old Town Road
Vestavia AL 35216

Grantee's Name Brian Marena
Mailing Address 100 Twin Brook Lane
Bessemer, AL 35022

Property Address 5369 South Shady Crest Road
Bessemer AL 35022

Date of Sale 3/3/20
Total Purchase Price \$ 50,000
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
- 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 3/3/2020

Print George Vaughn

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2020 01:09:01 PM
\$78.00 CHARITY
20200306000089810

Allen S. Bayl