

SEND TAX NOTICE TO:
Connie Madonia and Emanuel Madonia
1904 Helen Circle
Hoover, AL 35226

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000304

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Thirty Two Thousand Five Hundred and 00/100 Dollars (\$32,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lee John Bruno, as Trustee of Vincent J. Bruno Trust F/B/O Lee John Bruno, Jr. dated November 12, 1997**, whose address is: **563 Castlebridge Lane, Birmingham, AL 35242** (hereinafter "Grantor", whether one or more), by **Connie Madonia and Emanuel Madonia**, whose address is: **1904 Helen Circle, Hoover, AL 35226** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Connie Madonia and Emanuel Madonia, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 1071 Hwy 441, Wilsonville, AL 35186, to-wit:

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama and run South 03 degrees 04 minutes 00 seconds East for 730.37 feet to the point of beginning. From said Point of Beginning, continue South 03 degrees 02 minutes 13 seconds East for 374.35 feet; thence run South 89 degrees 58 minutes 33 seconds East for 390.37 feet; thence run North 38 degrees 15 minutes 40 seconds East for 348.10 feet to the West right of way of County Road 441; thence along said road, North 07 degrees 39 minutes 15 seconds West for 189.61 feet; thence leaving said road, run South 81 degrees 43 minutes 57 seconds West for 606.82 feet to the point of beginning.

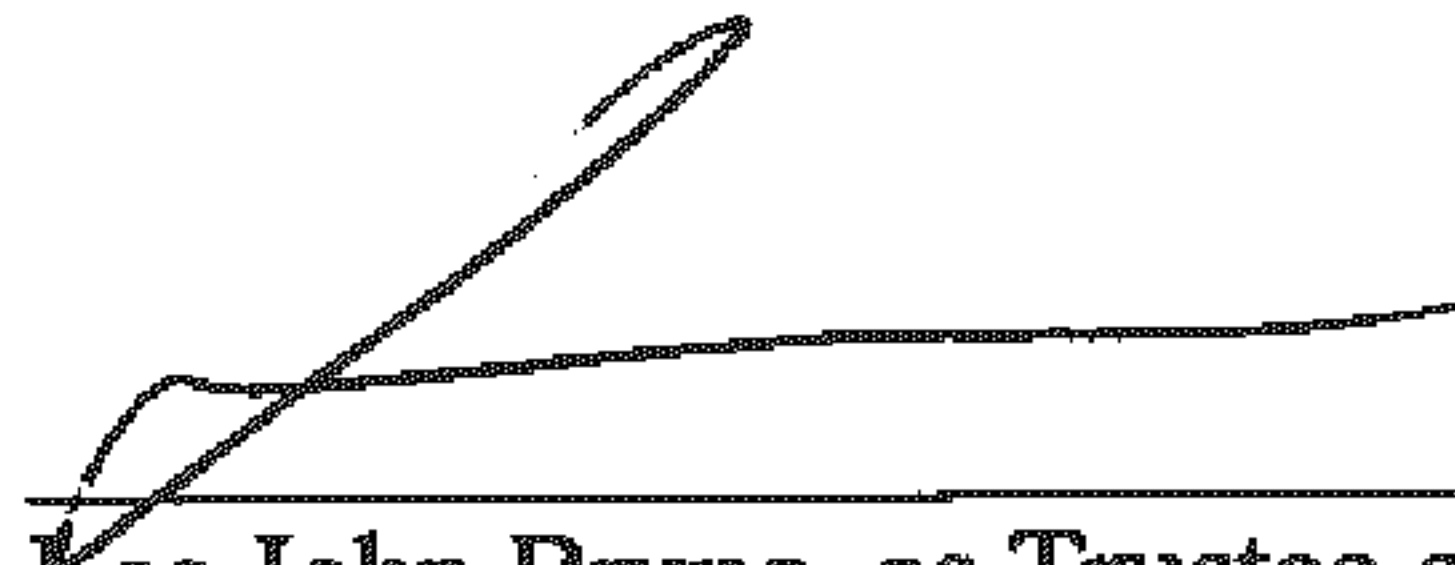
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor

will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Lee John Bruno, as Trustee of the Vincent J. Bruno Trust F/B/O Lee John Bruno, Jr. dated November 12, 1997 has set his signature and seal on this 17th day of June, 2020.




Lee John Bruno, as Trustee of Vincent J. Bruno Trust
F/B/O Lee John Bruno, Jr. dated November 12, 1997

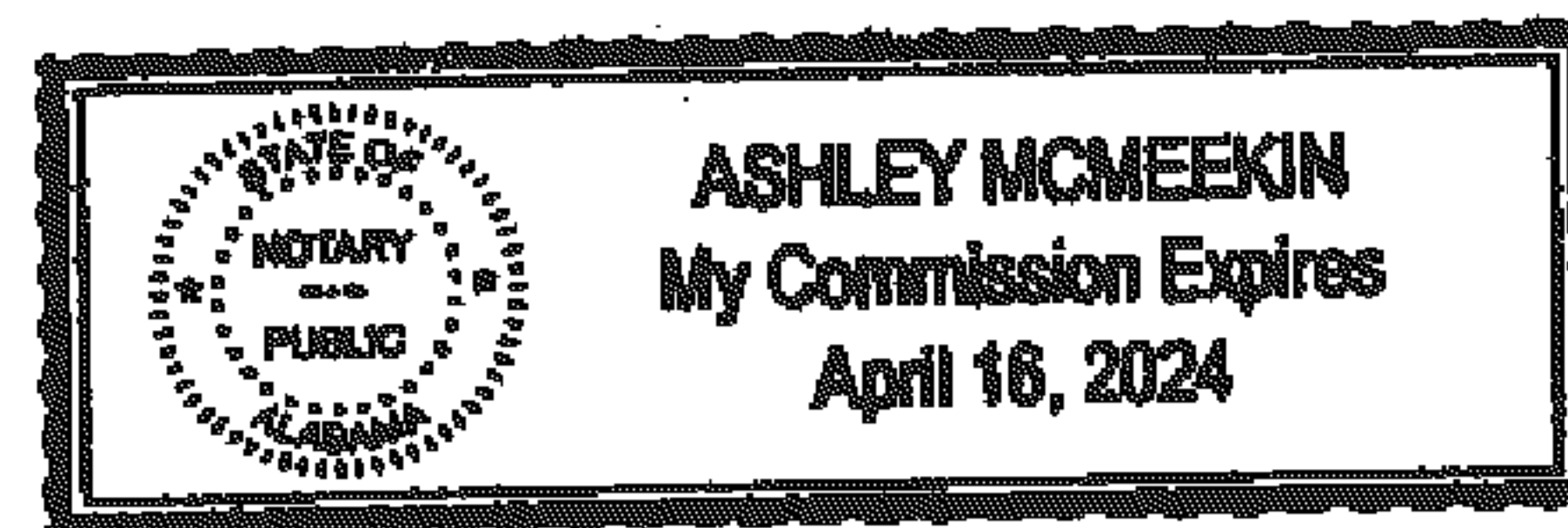
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee John Bruno whose name as Trustee of the Vincent J. Bruno Trust F/B/O Lee John Bruno, Jr. dated November 12, 1997 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, in his capacity as such Trustee, and with full authority, executed the same voluntarily, for the Vincent J. Bruno Trust F/B/O Lee John Bruno, Jr. dated November 12, 1997, on the day the same bears date.

Given under my hand and official seal on this 17th day of June, 2020.



Notary Public
Printed Name: Ashley McMeekin
My Commission Expires: 04/16/2024



Real Estate Sales Validation Form

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

Grantor's Name	<u>Lee John Bruno as Trustee of Vincent</u>	Grantee's Name	<u>Connie Madonia and Emanuel Madonia</u>
Mailing Address	<u>J. Bruno Trust</u> <u>563 Castlebridge Lane, Birmingham AL 35242</u>	Mailing Address	<u>1904 Helen Circle</u> <u>Hoover AL 35226</u>
Property Address	<u>1071 Hwy 441</u> <u>Wilsonville AL 35186</u>	Date of Sale	<u>6/17/2020</u>
		Total Purchase Price	<u>\$ 32,500</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 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 7-1-2020 Print Skyler Murphy

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
 07/01/2020 11:30:45 AM
 \$61.50 CHARITY
 20200701000271380

Allen S. Bayl