

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Roma Faye Lill  
2057 Narrows Point Cove  
Birmingham, AL 35242

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA**                   )  
**SHELBY COUNTY**                   )

**20200701000272170**  
**07/01/2020 01:36:55 PM**  
**DEEDS 1/3**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Thirty-Five Thousand And No/100 Dollars (\$235,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Carol Rindone and Joseph Rindone, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Roma Faye Lill (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 77, according to the Final Plat of Narrows Point-Phase 4, as recorded in Map Book 31, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

Subject to a third party mortgage in the amount of \$223,250.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 30<sup>th</sup> day of June, 2020.

Carol Rindone

Carol Rindone

Joseph Rindone

Joseph Rindone

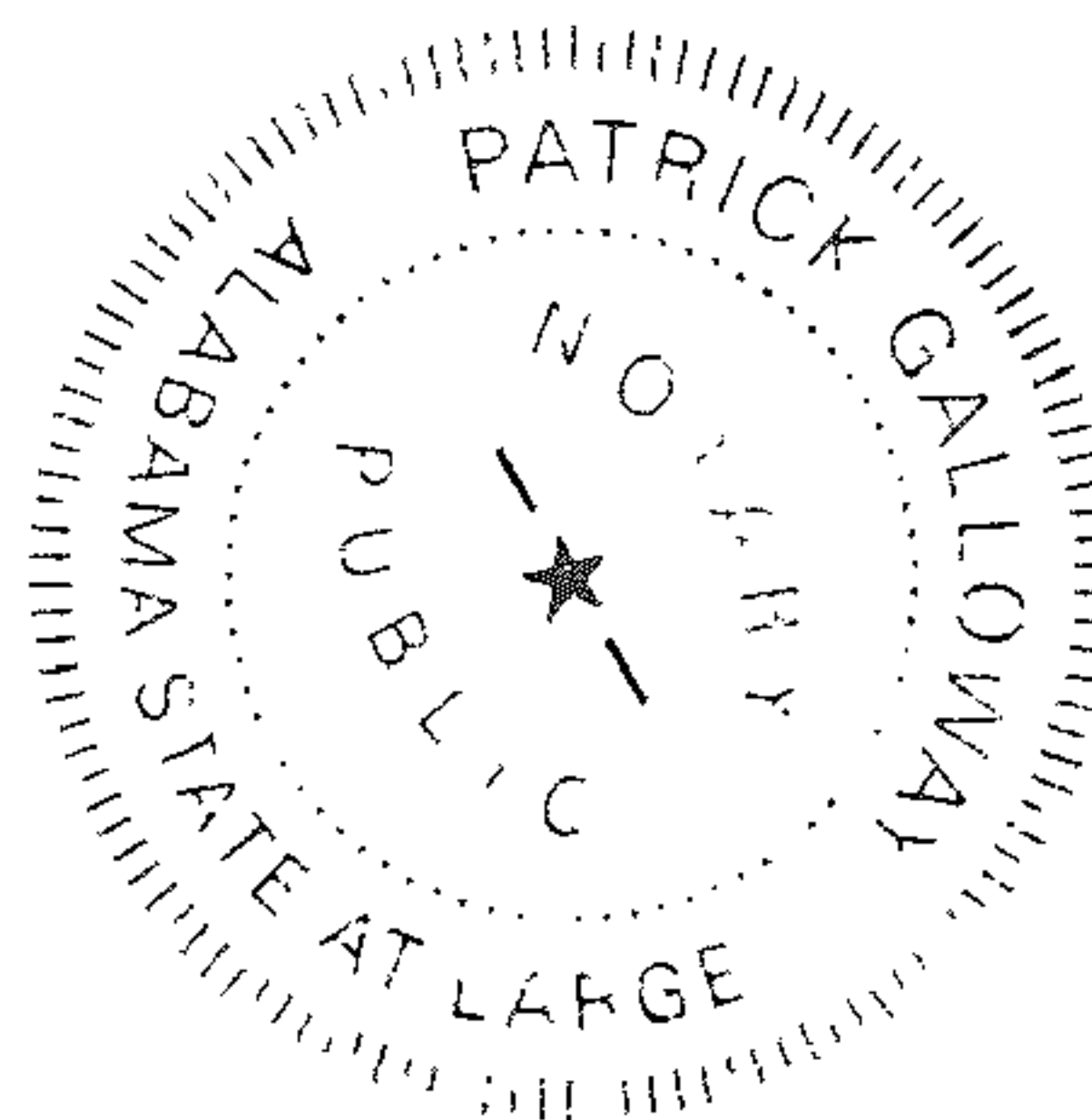
STATE OF ALABAMA  
COUNTY OF JEFFERSON

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

Given under my hand and official seal on this 30<sup>th</sup> day of June, 2020.

Patrick Galoway  
Notary Public

My commission expires: 10-4-2021



## Real Estate Sales Validation Form

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

Grantor's Name	Carol Rindone and Joseph Rindone	Grantee's Name	Roma Faye Lill
Mailing Address	253 Narrows Point Lane Birmingham, AL 35242	Mailing Address	2057 Narrows Point Cove Birmingham, AL 35242
Property Address	2057 Narrows Point Cove Birmingham, AL 35242	Date of Sale	June 30, 2020
		Total Purchase Price	\$235,000.00
		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  
☒ 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 - Carol Rindone and Joseph Rindone, 253 Narrows Point Lane, Birmingham, AL 35242.

Grantee's name and mailing address - Roma Faye Lill, 2057 Narrows Point Cove, Birmingham, AL 35242.

Property address - 2057 Narrows Point Cove, Birmingham, AL 35242

Date of Sale - June 30, 2020.

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.

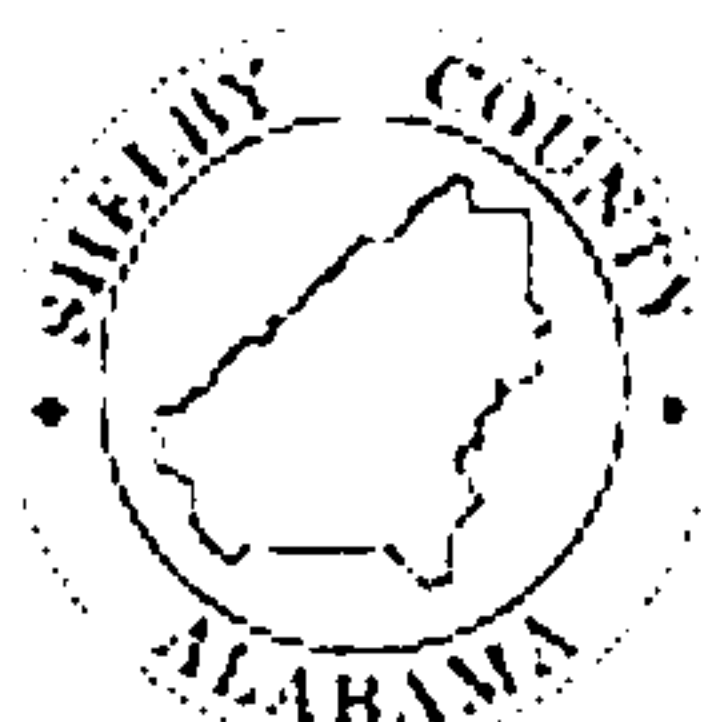
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: June 30, 2020

Sign *Roma Faye Lill*  
Agent

Validation Form



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/01/2020 01:36:55 PM  
 \$40.00 CHARITY  
 20200701000272170

TS-2000898

*Allen S. Bayl*