

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2020257

Send Tax Notice To: Shemeka Hill
Clarence John Hill Jr.
2043 Belvedere Cove
Birmingham, AL 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Nineteen Thousand Nine Hundred Dollars and No Cents (\$319,900.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Giuseppe Eduardo Clemente, a married man, and Holly Jessica Clemente, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shemeka Hill and Clarence John Hill Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **2043 Belvedere Cove, Birmingham, AL 35242**; to wit;

LOT 35, ACCORDING TO THE MAP AND SURVEY OF FINAL PLAT OF BELVEDERE COVE, PHASE III, RECORDED IN MAP BOOK 36, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY CONVEYED IN THIS INSTRUMENT IS NOT THE HOMESTEAD OF GIUSEPPE EDUARDO CLEMENTE, NOR HIS SPOUSE.

Subject To:

1. **Property Taxes for 2020, and subsequent years.**
2. **Easement for Ingress & Egress in Real 90, Page 193**
3. **Mineral and mining rights in Inst. #20070917000435050**
4. **Easements, building setback lines, et in Map Book 36, Page 113**
5. **Covenants, conditions & restrictions in Inst. #2001-50211; #200218725; #2006060300095890 & #2005061700278140**

\$314,105.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of July, 2020.


Giuseppe Eduardo Clemente

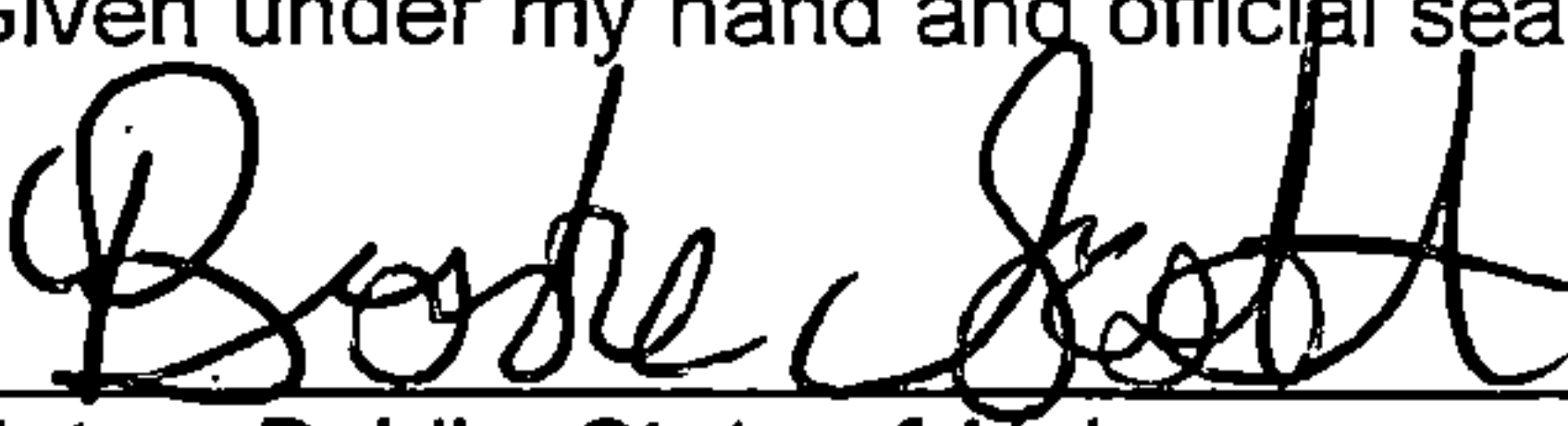

Holly Jessica Clemente

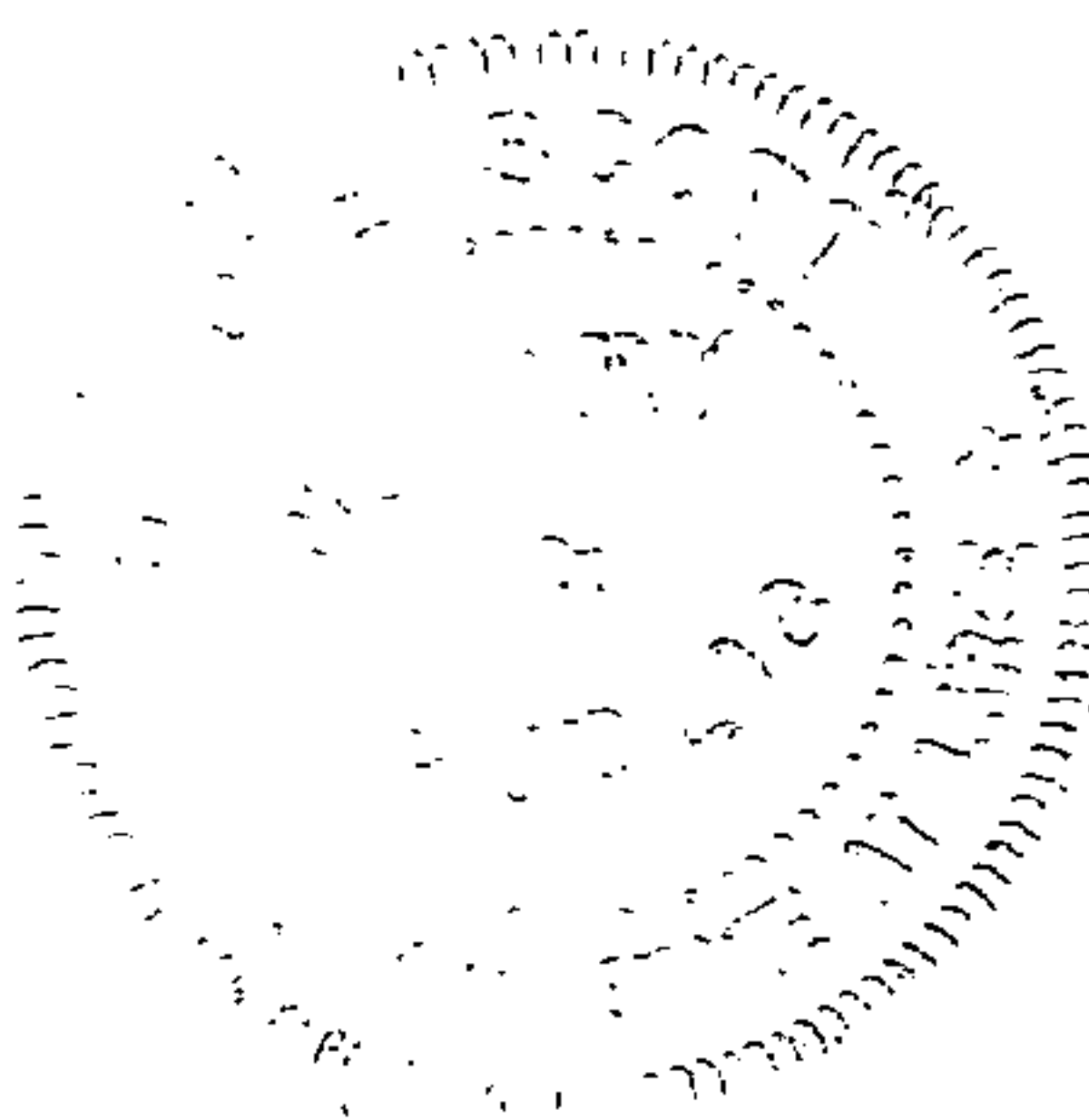
State of Alabama

County of Mobile

I, Brooke Scott, a Notary Public in and for the said County in said State, hereby certify that Giuseppe Eduardo Clemente, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of July, 2020.


Notary Public, State of Alabama
Brooke Scott
My Commission Expires: February 12, 2023



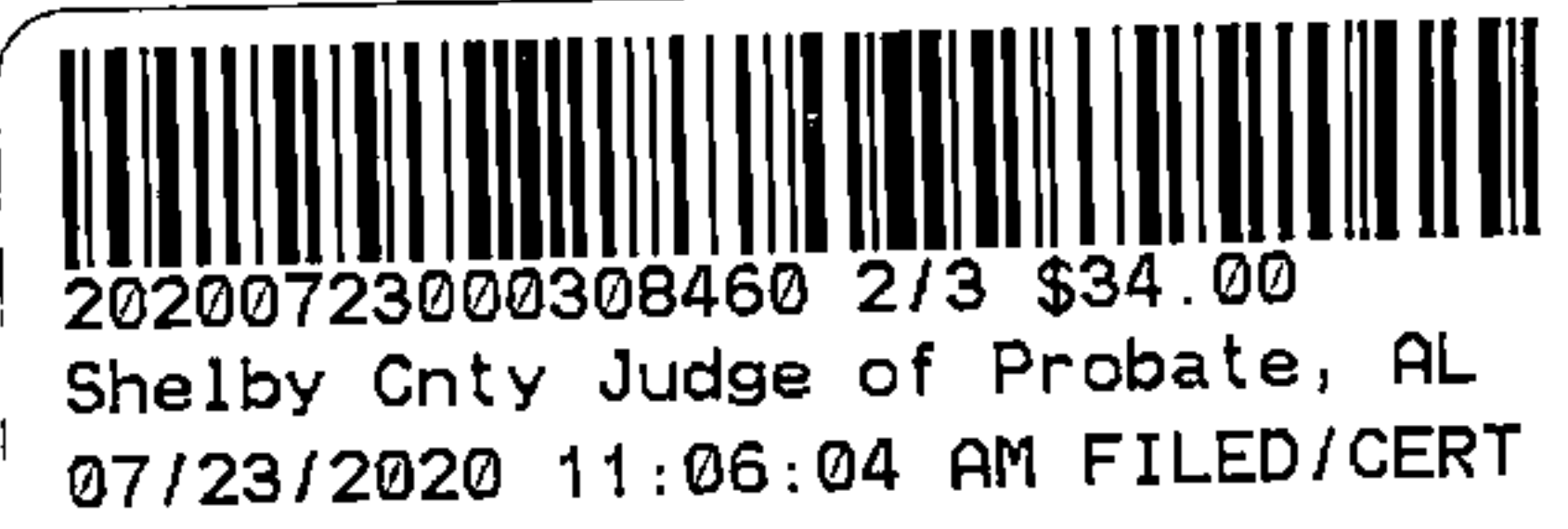
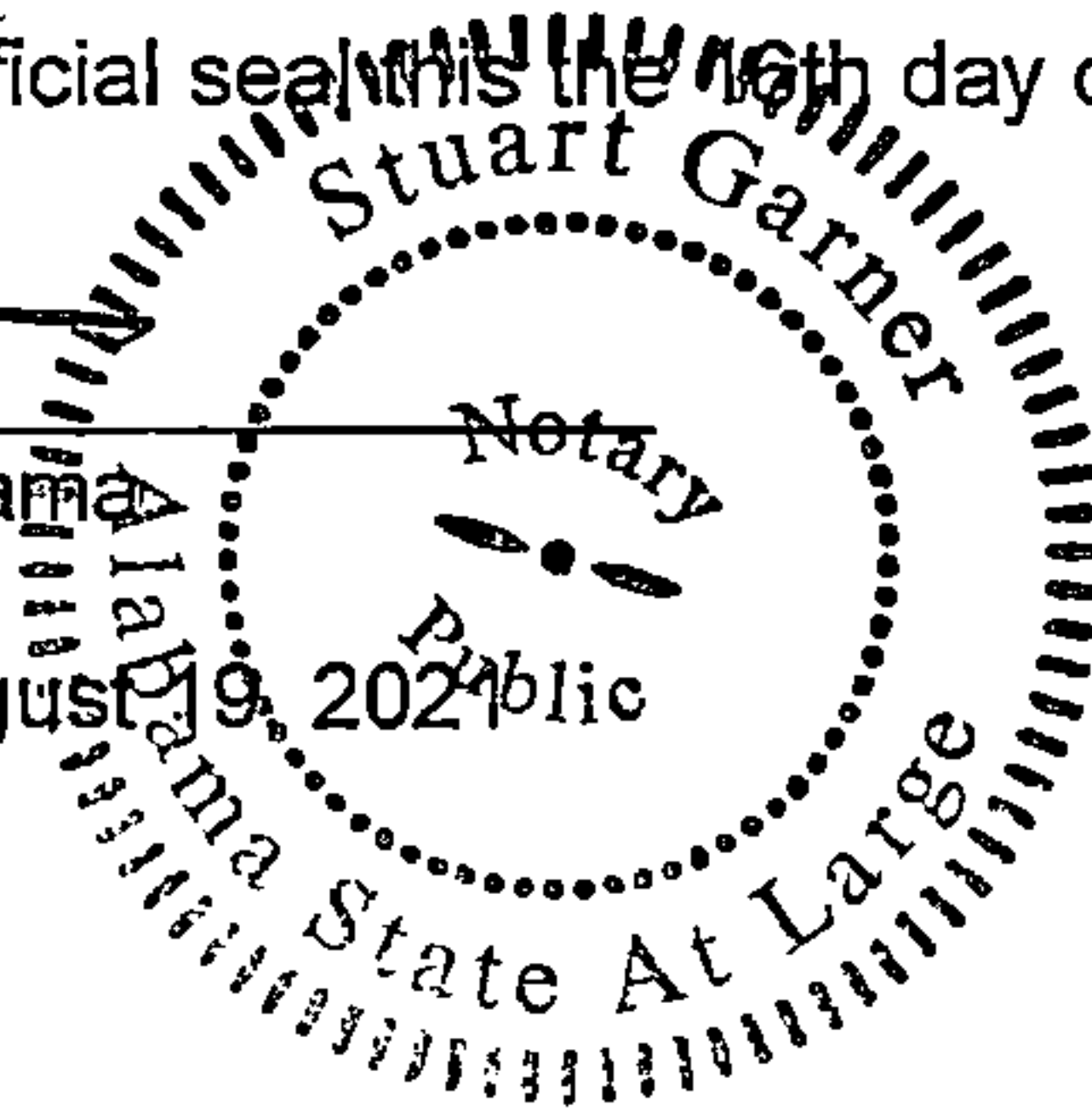
State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Holly Jessica Clemente, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of July, 2020.


Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 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 Giuseppe Eduardo Clemente
Holly Jessica Clemente
Mailing Address 953 Dickinson Avenue
Mobile, AL 36609

Grantee's Name Shemeka Hill
Clarence John Hill Jr.
Mailing Address 2043 Belvedere Cove
Birmingham, AL 35242

Property Address 2043 Belvedere Cove
Birmingham, AL 35242

Date of Sale July 16, 2020
Total Purchase Price \$319,900.00

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

Shelby County, AL 07/23/2020
State of Alabama
Deed Tax: \$6.00

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 of 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 July 16, 2020

Unattested

(verified by)

Print Holly Jessica Clemente

Sign

(Grantor/Grantee/Owner/Agent) circle one



20200723000308460 3/3 \$34.00
Shelby Cnty Judge of Probate, AL
07/23/2020 11:06:04 AM FILED/CERT

Form RT-1