

20201118000528860
11/18/2020 02:46:06 PM
DEEDS 1/3

RECORDING REQUESTED BY:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

PREPARED BY:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44 MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:

GREGORY LESCARINI AND TRACEE LESCARINI
3024 BROOK HIGHLAND DRIVE
BIRMINGHAM, AL 35242

Adding spouse to title

WARRANTY DEED

For good consideration, I (we) **GREGORY LESCARINI AND TRACEE LESCARINI FORMERLY KNOWN AS TRACEE MCCORVEY, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 3024 BROOK HIGHLAND DRIVE, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **GREGORY LESCARINI AND TRACEE LESCARINI, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 3024 BROOK HIGHLAND DRIVE, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 1415, ACCORDING TO THE SURVEY OF BROOK HIGHLAND 14TH SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 03-9-30-0-002-001.208


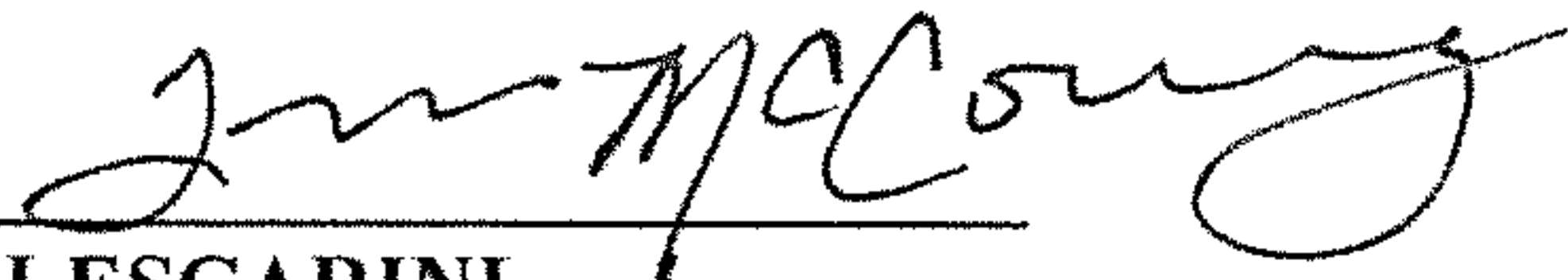
Property Address: 3024 BROOK HIGHLAND DRIVE, BIRMINGHAM, AL 35242

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 28 day of September, 2020.

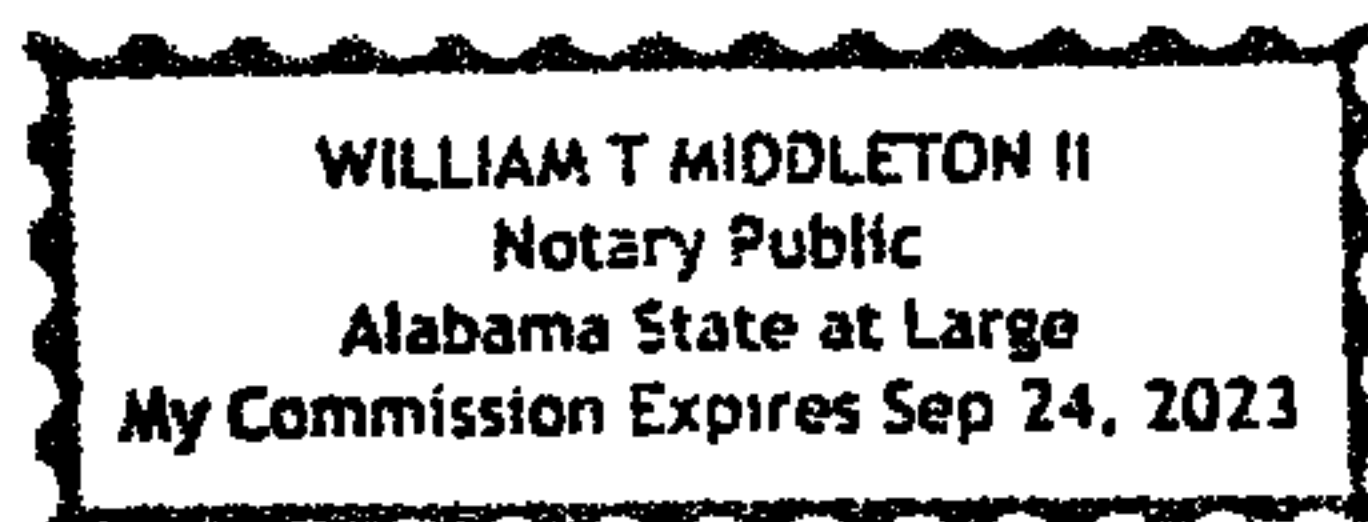

GREGORY LESCARINI

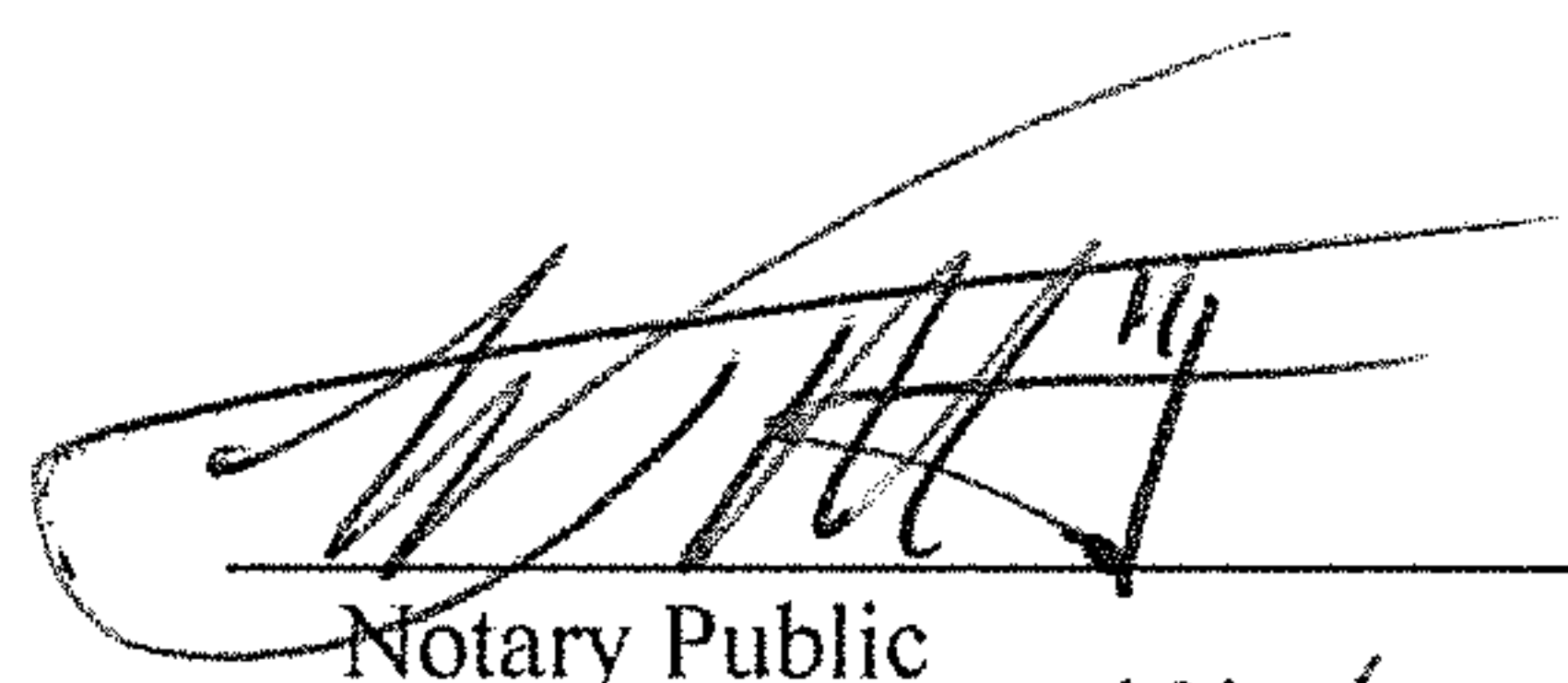

F/K/A 
TRACEE LESCARINI
F/K/A TRACEE MCCORVEY

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that **GREGORY LESCARINI AND TRACEE LESCARINI F/K/A TRACEE MCCORVEY** 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 this 28 day of September, 2020.




Notary Public
William T. Middleton II



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2020 02:46:06 PM
\$225.50 JESSICA
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Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name GREGORY LESCARINI AND TRACEE LESCARINI
Mailing Address FORMERLY KNOWN AS TRACEE MCCORVEY
3024 BROOK HIGHLAND DRIVE
BIRMINGHAM, AL 35242

Grantee's Name GREGORY LESCARINI AND TRACEE LESCARINI
Mailing Address 3024 BROOK HIGHLAND DRIVE
BIRMINGHAM, AL 35242

Property Address 3024 BROOK HIGHLAND DRIVE
BIRMINGHAM, AL 35242

Date of Sale 09/28/2020
Total Purchase Price \$ 0.00

or
Actual Value \$ **436,000.00**

or
Assessor's Market Value \$ **392,700.00**

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 Warranty Deed

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 09/28/2020

Print Matthew McKoy

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1