

PREPARED BY:
Trussell, Funderburg, Rea
Bell and Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Robert Cavaliere

1128 2nd St. NE
Albaster, AL 35001

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy One Thousand Five Hundred and 00/100 Dollars (\$171,500.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Richard W. Brewer, an unmarried man, Beverley W. Brewer, an unmarried woman and Julianne Pierce Lash, a married woman**, (herein referred to as Grantors), grant, bargain, sell and convey unto **Robert Cavaliere**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot #9 and Lot #10 in Block 4, according to the map of the 1st Addition to Cedar Grove Estates located in the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, as recorded in Map Book 3, Page 141, in the Probate of Shelby County, Alabama.

Also:

Part of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Beginning at the NE Corner of Lot 9 in Block 4, Amended Map of a Portion of First Addition to Cedar Grove Estates, as recorded in the Office of the Judge of Probate of Shelby Co., Alabama, in Map Book 4, Page 22, run in a Southeasterly direction along an extension of the North line of said Lot 9 for a distance of 100 feet, thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 200 feet; thence turn an angle to the right of 90 degrees and run in a Northwesterly direction for a distance of 100 feet, thence turn an angle to the right of 90 degrees and run in a Northeasterly direction for a distance of 200 feet to the point of beginning.

Property herein conveyed does not constitute the homestead of Julianne Pierce Lash.

SUBJECT TO:

1. Taxes due and payable October 1, 2021, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 3, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the ___ day of February, 2021.

Richard W. Brewer

Richard W. Brewer
GRANTOR

Beverley W. Brewer

Beverley W. Brewer
GRANTOR

Julianne Pierce Lash

Julianne Pierce Lash
GRANTOR

BY: Beverley W. Brewer

Beverley W. Brewer, as Her Attorney in Fact

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Richard W. Brewer and Beverley W. Brewer** whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of February, 2021.

KELLY B FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 22, 2022

[Signature]
NOTARY PUBLIC
My Commission Expires: 10/22/22

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Beverley W. Brewer as Attorney in Fact for Julianne Pierce Lash** whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of February, 2021.

KELLY B FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 22, 2022

[Signature]
NOTARY PUBLIC
My Commission Expires: 10/22/22

Real Estate Sales Validation Form

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

Grantor's Name Richard W. Brewer
Beverley W. Brewer
Julianne Pierce Lash

Grantee's Name Robert Cavaliere

Mailing Address _____

Mailing Address _____

Property Address 1128 2nd St. NE
Alabaster, AL 35007

Date of Sale _____
 Total Purchase Price \$ 171,500.00
 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 - 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 2/26/21

Print Kelly B. Furgerson

_____ Unattested _____
 (verified by)

Sign [Signature]
 (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 Page 3 of 3
 03/04/2021 03:28:56 PM
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Allen S. Bayl