

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

**20210621000301260**  
**06/21/2021 02:21:09 PM**  
**DEEDS 1/3**

Send Tax Notices to:  
Ellie Smith  
316 Chase Plantation Cir.  
Hoover, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Two Hundred Eighteen Thousand and no/100 Dollars (\$213,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Steve Susce, a married man**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Ellie Smith** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot 31, according to the survey of Chase Plantation, 3<sup>rd</sup> Sector, as recorded in Map Book 9, Page 47 A & B, in the Probate Office of Shelby County, Alabama.**

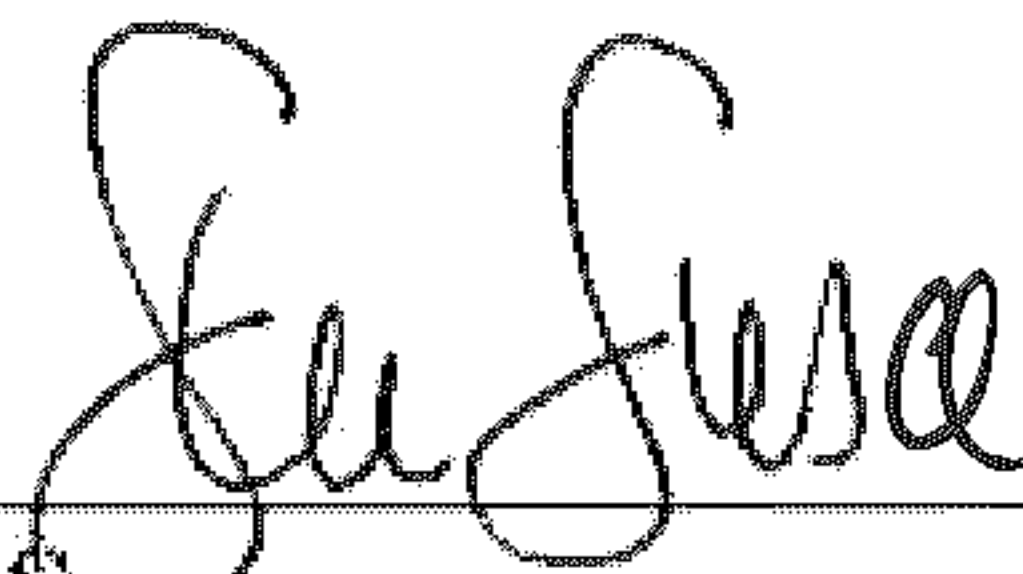
**Subject to current taxes, easements and restrictions of record.**

**\$193,500.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

**The property conveyed herein is not the homestead of Steve Susce nor that of his spouse.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)  
this 21<sup>st</sup> day of June, 2021.

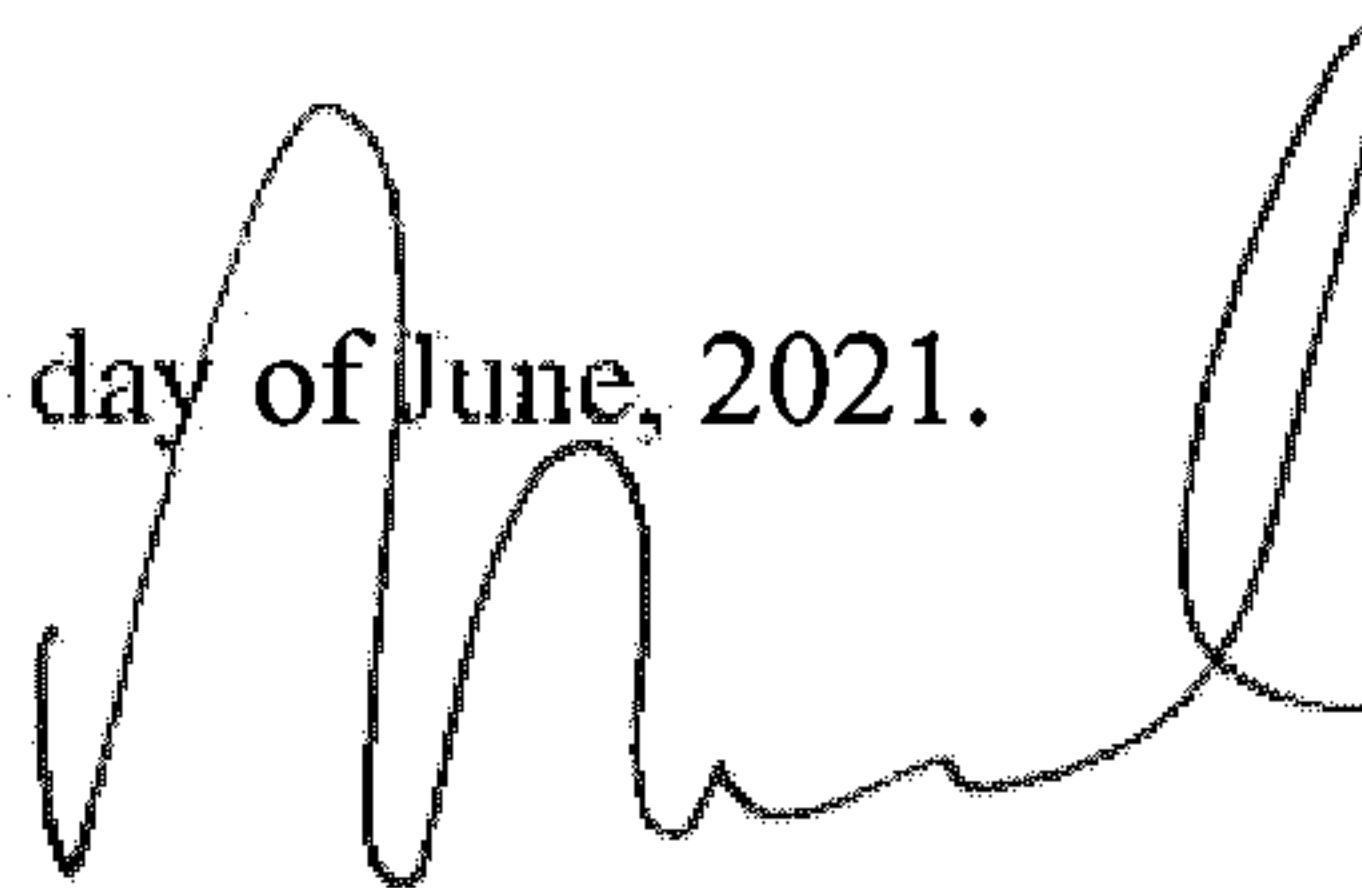
  
\_\_\_\_\_  
Steve Susce

STATE OF ALABAMA

COUNTY OF JEFFERSON

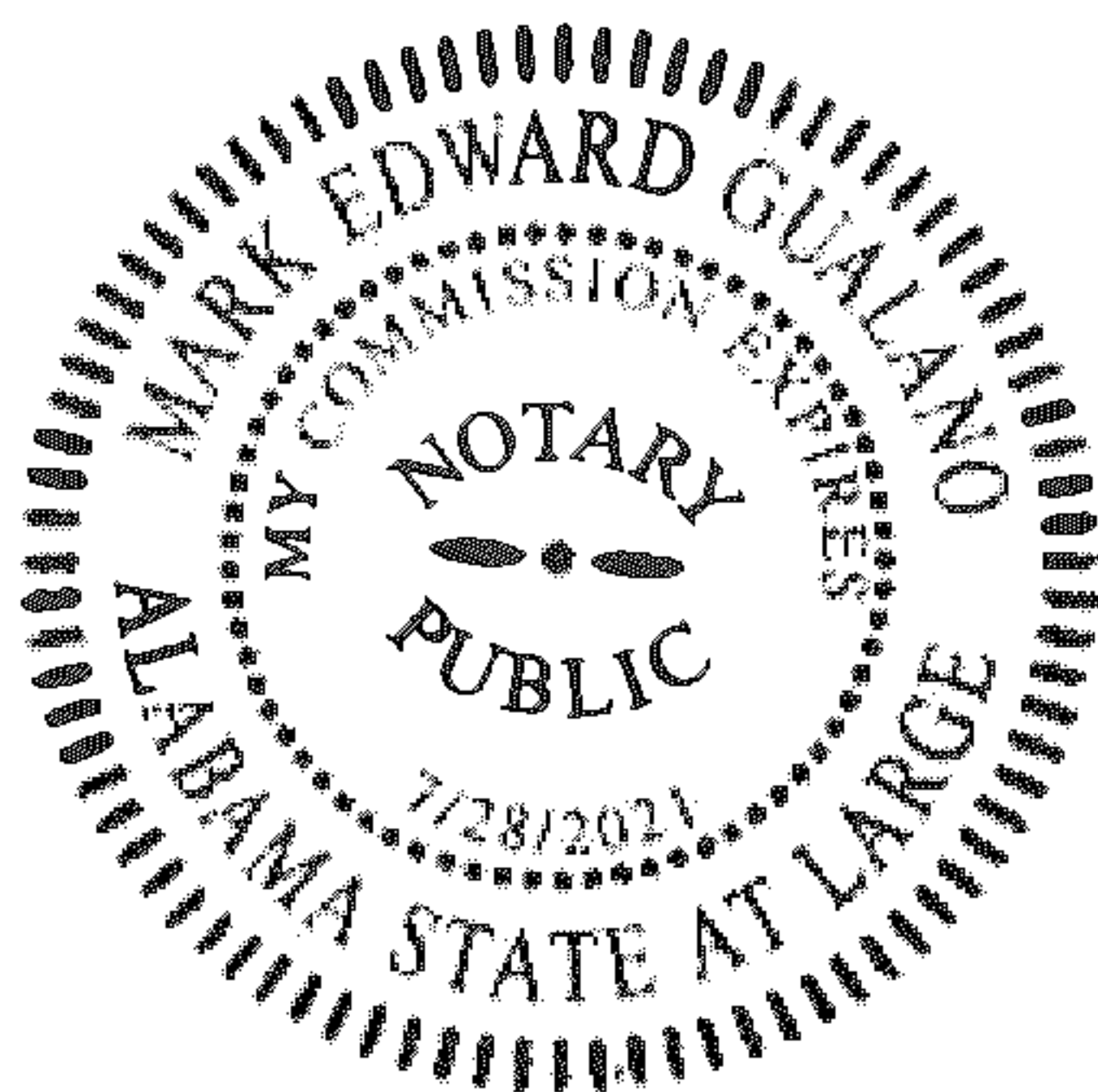
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steve Susce**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2021.



\_\_\_\_\_  
Notary Public

My commission expires: 7/28/21



## Real Estate Sales Validation Form

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

Grantor's Name Steve Susce  
 Mailing Address 1569 PARKSIDE CT  
HOMEWOOD, AL 35209

Grantee's Name Ellie Smith  
 Mailing Address 316 Chase Plantation Cir  
HOVER, AL 35244

Property Address 316 Chase Plantation Cir.  
Hoover, AL 35244

Date of Sale June 21, 2021  
 Total Purchase Price \$218,000.00

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 \_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Sales Contract \_\_\_\_\_ Other  
 \_\_\_\_\_ 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 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 June 21, 2021

Print Steve Susce

\_\_\_\_\_ **Unattested**

Sign 

\_\_\_\_\_ (verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/21/2021 02:21:09 PM  
 \$47.50 CHERRY  
 20210621000301260

*Ellie S. Bayl*