

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

Elizabeth Maziarz
Michael Maziarz
132 Spring Rd.
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00)** 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, **Jerry Arnold and wife, Sylvia Arnold**, (herein referred to as grantor(s), whether one or more), does grant, bargain, sell and convey to **Elizabeth Maziarz and Michael Maziarz**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

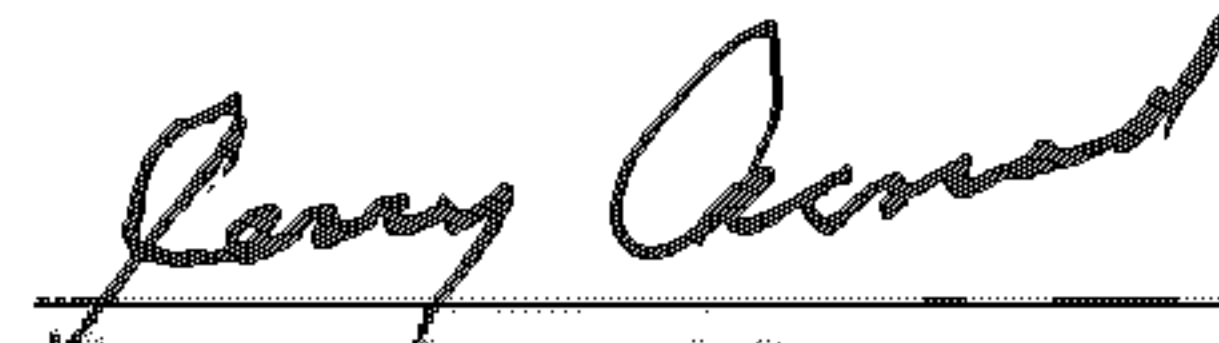
SUBJECT TO:

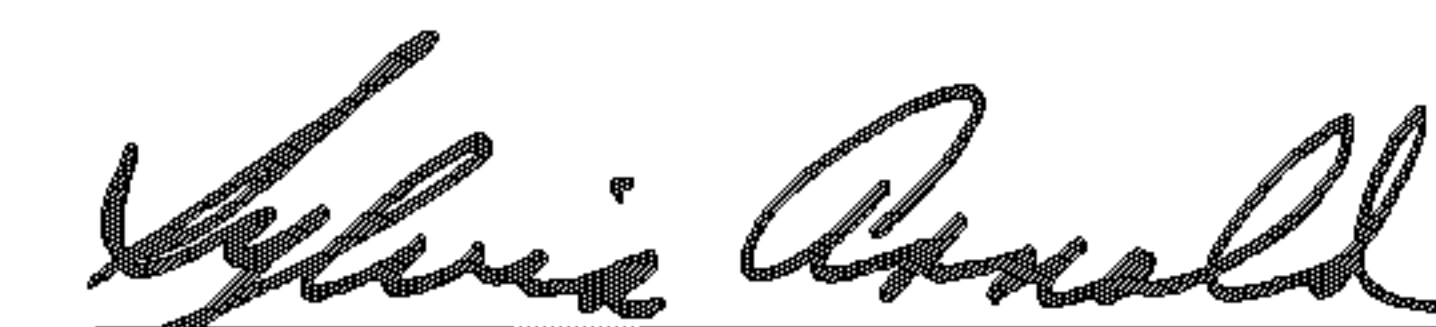
1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 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 9th day of July, 2021.


Jerry Arnold

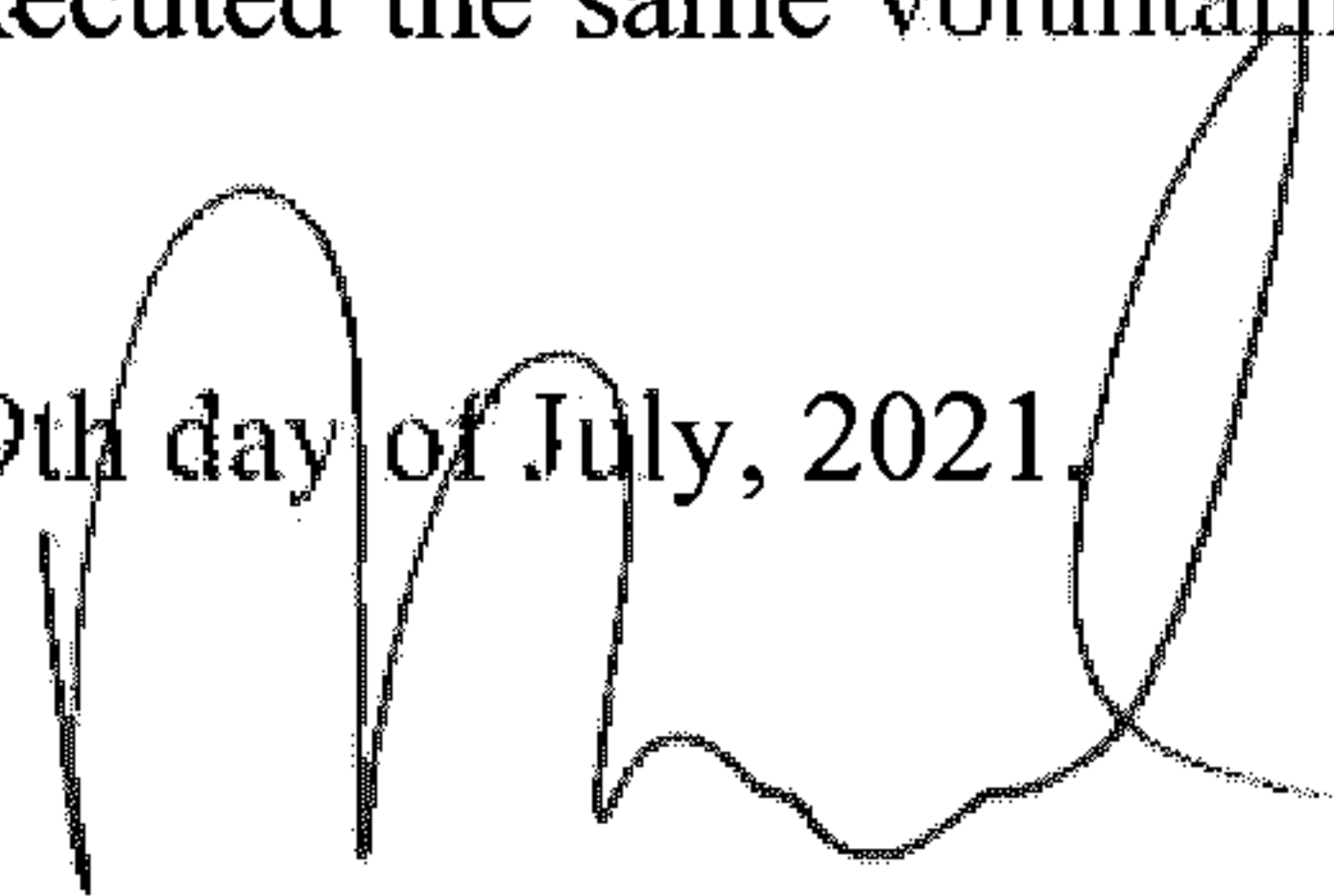

Sylvia Arnold

STATE OF ALABAMA

COUNTY OF JEFFERSON

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

Given under my hand and official seal this 9th day of July, 2021.



Notary Public

My commission expires:

7/28/21

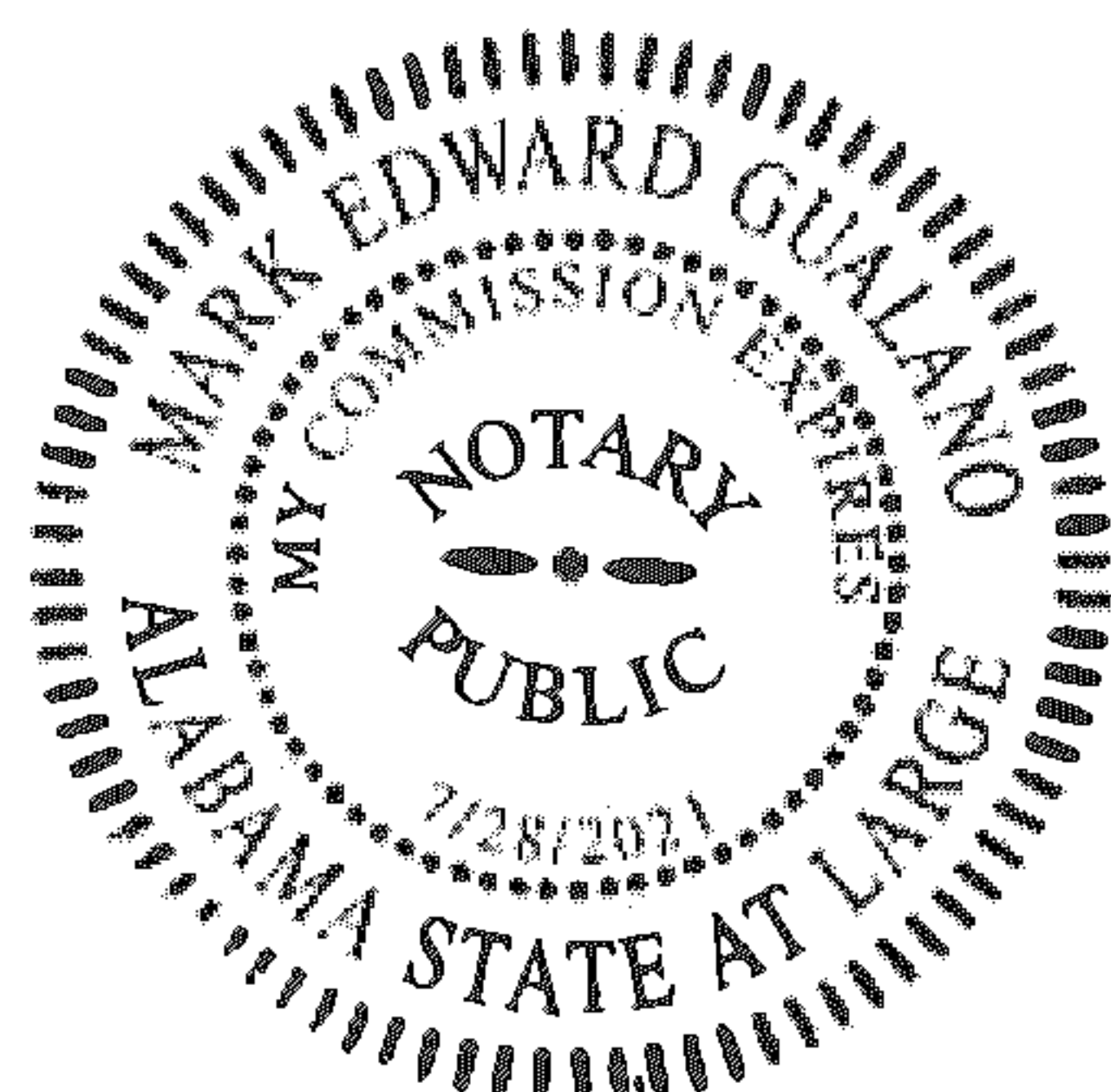


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2021330

A Parcel of land known as Lot 1 of Denney Chelsea North, approved by Shelby County Development Services and in the process of being recorded in the Office of the Judge or Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 50'13"E for a distance of 1019.47'; thence N89 degrees 32'18"E for a distance of 1353.40' to the POINT OF BEGINNING; thence continue N89 degrees 32'18"E for a distance of 798.69' to the Westerly R.O.W. line of Chelsea Road, 80' R.O.W.; and a non-tangent curve to the right, having a radius of 1020.00 and subtended by a chord bearing S19 degrees 50'28"W, and a chord distance of 220.15'; thence along the arc of said curve and said R.O.W. line for a distance of 202.58'; thence S26 degrees 02'11"W and along said R.O.W. line for a distance of 406.49'; thence N57 degrees 16'54"W and leaving said R.O.W. line for a distance of 75.05'; thence N39 degrees 43'25"W for a distance of 23.87'; thence N16 degrees 56'48"W for a distance of 23.43'; thence N00 degrees 00'00"E for a distance of 58.44'; thence N43 degrees 07'53"W for a distance of 208.35'; thence N84 degrees 06'26"W for a distance of 64.96'; thence S75 degrees 16'32"W for a distance of 26.24'; thence N90 degrees 00'00"W for a distance of 227.84'; thence N00 degrees 00'00"W for a distance of 274.05' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 15' Ingress/Egress & Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the SW Corner of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00 degrees 50'13"E for a distance of 1019.47'; thence N89 degrees 32'18"E for a distance of 2152.08' to the Westerly R.O.W. line of Chelsea Road, 80' R.O.W.; and a non-tangent curve to the right, having a radius of 1020.00, and subtended by a chord bearing S19 degrees 50'28"W, and a chord distance of 220.15'; thence along the arc of said curve and said R.O.W. line for a distance of 202.58'; thence S26 degrees 02'11"W and along said R.O.W. line for a distance of 406.49' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N57 degrees 16'54"W and leaving said R.O.W. line for a distance of 75.05'; thence N39 degrees 43'25"W for a distance of 23.87'; thence N16 degrees 56'48"W for a distance of 23.43'; thence N00 degrees 00'00"E for a distance of 58.44' to the POINT OF ENDING OF SAID CENTERLINE.

Real Estate Sales Validation Form

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

Grantor's Name Jerry Arnold
Sylvia Arnold
Mailing Address 240 Harrows Drive
AL Birmingham, AL 35242
Property Address 8345 Chelsea Rd.
Columbiana, AL 35051

Grantee's Name Elizabeth Maziarz
Michael Maziarz
Mailing Address 132 Spring Rd
AL Birmingham, AL 35242
Date of Sale July 9, 2021
Total Purchase Price \$150,000.00
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 - 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 9, 2021

Print Jerry Arnold

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
07/13/2021 10:28:05 AM
\$181.00 BRITTANI
20210713000339420

Alvin S. Bayl

Form RT-1