This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Kelsey Dee Varallo and Collin Vincent Varallo 2005 Dodd Rd Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED TWENTY FIVE THOUSAND TWO HUNDRED SIXTY SEVEN AND 00/100 DOLLARS (\$425,267.00) to the undersigned grantor, Lake Wilborn Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Kelsey Dee Varallo and Collin Vincent Varallo, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 683, according to the Survey of Lake Wilborn Phase 6B, as recorded in Map Book 52, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$401,711.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right 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 the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

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_		•	ce, hereto set its signature and seal, this the <u>3rd</u>
day or	<u>September</u>	, <u>2021</u>	
			Lake Wilborn Partners, LLC, an Alabama limited liability company
			By:
			Name: J. Daryl Spears Its: Authorized Representative
STAT	E OF ALABAMA)		
JEFFE	ERSON COUNTY)		
an Ala is kno Septe as suc	RYL SPEARS, who bama limited liabilit wn to me, acknowlember,	ose name as Auth ty company, who edged before me 2021 that, full authority, ex	in and for said County, in said State, hereby certify that corized Representative of Lake Wilborn Partners, LLC, se name is signed to the foregoing conveyance and who on this day to be effective on the <u>3rd</u> day of being informed of the contents of the conveyance, he, ecuted the same voluntarily for and as the act of said
202	Given under my ha	and and official s	eal this the <u>3rd</u> day of <u>September</u> ,
My C	ommission expires:	03/23/23	Notary Pulatic M. HILL PUBLISHED Page 2 of 2

IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative,

Real Estate Sales Validation Form

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

Grantor's Name			Grantee's Name	Kelsey Dee Varallo and Collin Vincent
Mailing Address	3545 Market Street		Mailing Address	Varallo 11968 Holt Peterson Road
	Hoover, AL 35226		Waiting Address	Tuscaloosa, AL 35404
Property Address	<u>2005 Dodd Rd</u>			
	Hoover, AL 35244		Date of Sale Total Purchase Price	September 3, 2021 \$425,267,00
			Or	\$423,207.00
			Actual Value	\$
			Or	⊕
			Assessor's Market Valu	ue <u>S</u>
<u>.</u>	orice or actual value clain ecordation of documentar			following documentary evidence:
Bill of S	Sale	Appraisa	1	
Sales Co		Other:		
Closing	Statement			
_	nce document presented fis form is not required.	for recordation cont	ains all of the requ	ired information referenced above,
		Instructi	ons	
	e and mailing address - pr nt mailing address.			ons conveying interest to property
Grantee's name being conveyed	-	rovide the name of	the person or perso	ons to whom interest to property is
_	ess - the physical address to the property was conv		ng conveyed, if ava	ailable. Date of Sale - the date on
	e price - the total amount he instrument offered for		se of the property,	both real and personal, being
conveyed by t	if the property is not being the instrument offered for the assessor's current mark.	record. This may b	ue of the property, e evidenced by an	, both real and personal, being appraisal conducted by a licensed
current use valuing proper	luation, of the property as	s determined by the	local official char	te of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I fur	ther understand that any ted in Code of Alabama	false statements cla	imed on this form	d in this document is true and may result in the imposition of the
Unatte			Sign Grantor/Gra	intee/Owner/Agent) circle one
	(verified by)	Filed and Record	,	HIECA OWING PIECINO OLICIO OLIC
		Official Public R		Form RT-1
		Judge of Probate Clerk	, Shelby County	Alabama, County
		Shelby County, A 09/08/2021 04:02		

\$52.00 JOANN

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