

20210927000468530

09/27/2021 10:11:36 AM

DEEDS 1/4

SEND TAX NOTICE TO:

Barbara J. Struempler
4411 Old Cahaba Pkwy
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100696

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patricia Cantavespre, As Trustee of the Patricia Cantavespre Revocable Trust Agreement, and Michelle Russo Baird, an unmarried woman**, whose address is 4611 Old Cahaba Pkwy, Helena, AL 35080 (hereinafter "Grantors", whether one or more), by **Barbara J. Struempler**, whose address is 4411 Old Cahaba Pkwy Helena AL. 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 4411 Old Cahaba Pkwy, Helena, AL 35080, to-wit:**

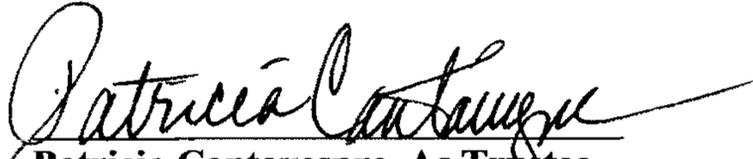
Lot 2220, according to the Survey of Riverbend at Old Cahaba Phase 2, as recorded in Map Book 45 Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$288,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of September, 2021.

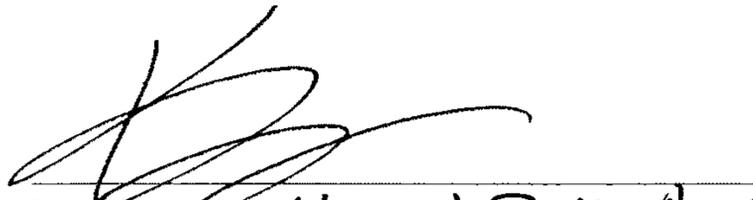


**Patricia Cantavespre, As Trustee
of the Patricia Cantavespre
Revocable Trust Agreement**

**State of Alabama
County of Shelby**

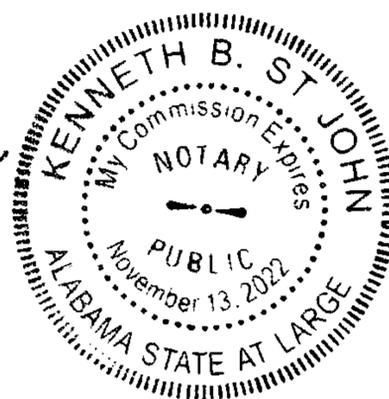
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Patricia Cantavespre, whose name as Trustee of the Patricia Cantavespre Revocable Trust Agreement is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 15th day of September, 2021.



Notary Public: *Kenneth B St John*

My commission expires: 11/13/2022



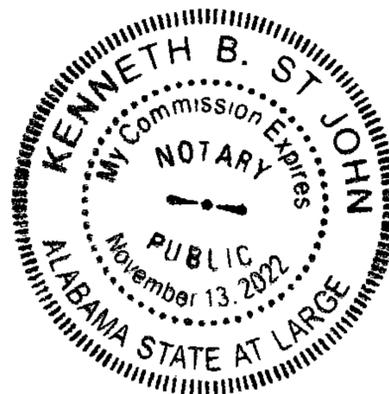

Michelle Russo Baird

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Michelle Russo Baird, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 17th day of September, 2021.


Notary Public: Kenneth B. St John
My commission expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	<u>Michelle Russo Baird and</u>	Grantee's Name	<u>Barbara J. Struempler</u>
Mailing Address	<u>Patricia Cantavespre Revocable Trust Agreement</u>	Mailing Address	<u>4411 Old Cahaba Pkwy</u>
	<u>4611 Old Cahaba Pkwy</u>		<u>Helena, AL 35080</u>
	<u>Helena, AL 35080</u>		
Property Address	<u>4411 Old Cahaba Pkwy</u>	Date of Sale	<u>September 15, 2021</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$ 320,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 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 09/17/2021

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Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk
Shelby County, AL

09/27/2021 10:11:36 AM

\$63.00 CHERRY

20210927000468530

Print Kenneth St. John

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl