

SEND TAX NOTICE TO:
Cynthia Bertolone and Michael Bertolone
688 The Heights Lane
Calera, Alabama 35040

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20211103000531740
11/03/2021 08:25:51 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ten Thousand dollars & no cents (\$210,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Ruth Allison Fleenor nka Ruth Allison Fleenor Garner and Jonathan Garner, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Cynthia Bertolone and Michael Bertolone** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 88, ACCORDING TO THE FINAL PLAT OF TOWNSIDE SQUARE, SECTOR ONE, AS RECORDED IN MAP BOOK 38, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$168,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 38, Page 120.

Right of Way granted to Alabama Power Company recorded in Volume 234, page 862 and Volume 136, page 330 in the Probate Office of Shelby County, Alabama.

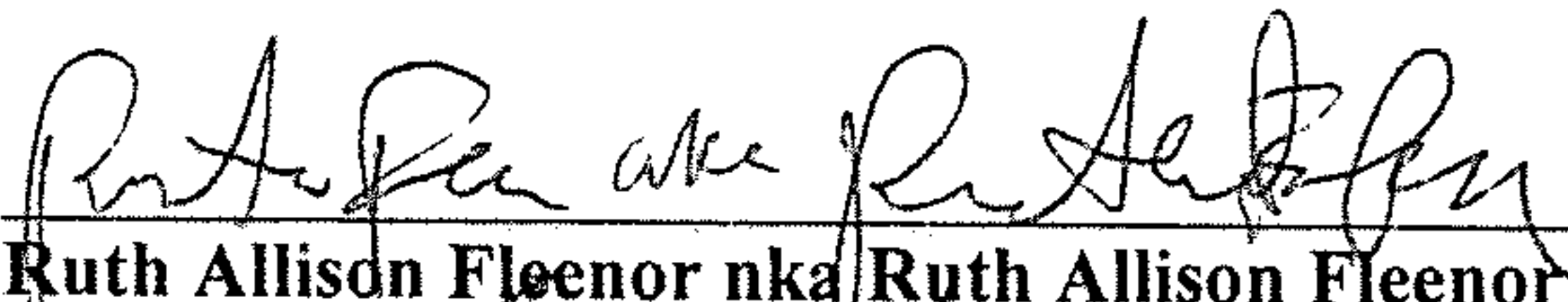
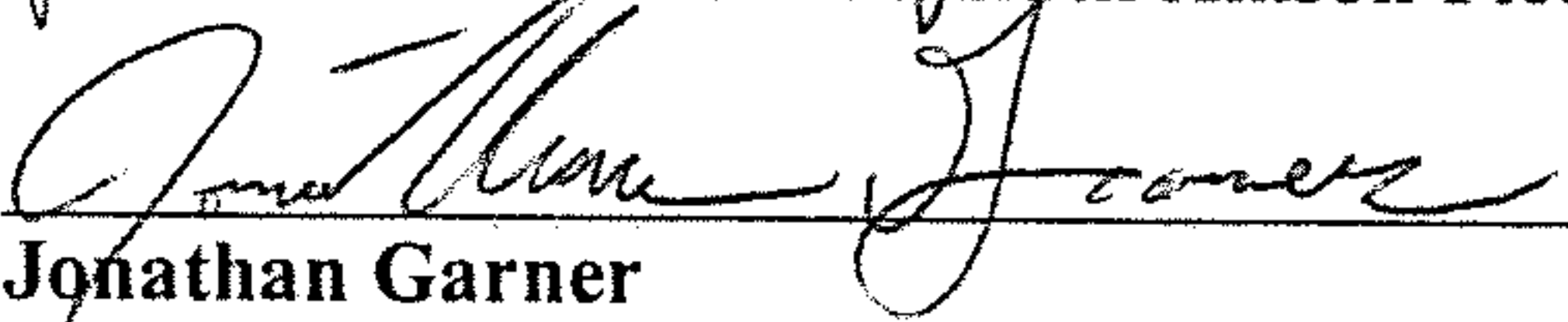
Assignment of Developers Rights recorded in Instrument No. 2013-33970 in the Probate Office of Shelby County, Alabama.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2007-53167 and Instrument No. 2007-51631 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 1, 2021** .

 (Seal)
Ruth Allison Fleenor nka Ruth Allison Fleenor Garner
 (Seal)
Jonathan Garner

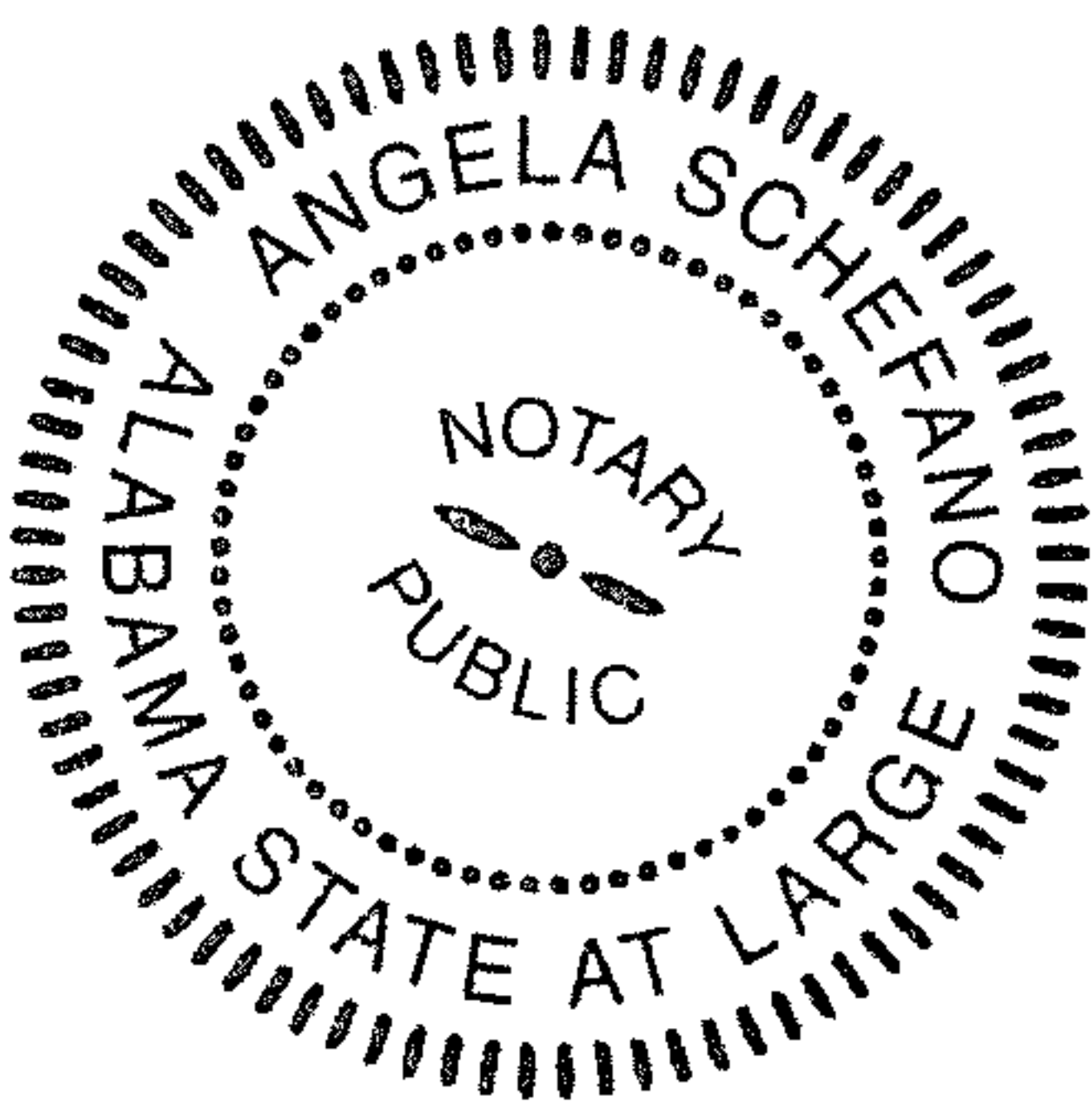
STATE OF ALABAMA

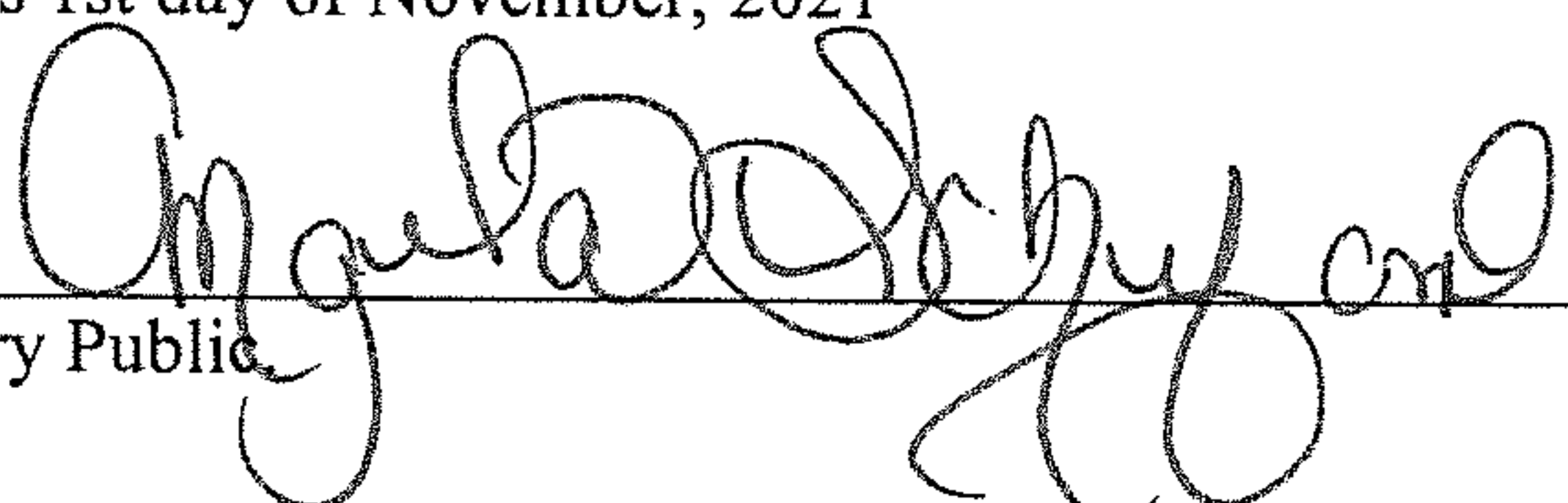
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ruth Allison Fleenor nka Ruth Allison Fleenor Garner and Jonathan Garner, wife and husband** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2021





Notary Public
(Seal)
My Commission Expires: 5-12-2025

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Ruth Allison Fleenor nka Ruth Allison Fleenor Garner and Jonathan Garner Grantee's Name Cynthia Bertolone and Michael Bertolone

Mailing Address 2108 Holly View Ct
Brentwood, Tennessee 37027Property Address 688 The Heights Lane
Calera, Alabama 35040Mailing Address 688 The Heights Lane
Calera, Alabama 35040

Date of Sale 11/01/2021

Total Purchase Price \$210,000.00

or

Actual Value

or

Assessor's Market Value

216 Ammersee Lakes Dr.
Montevallo, AL
35115

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 11/1/21

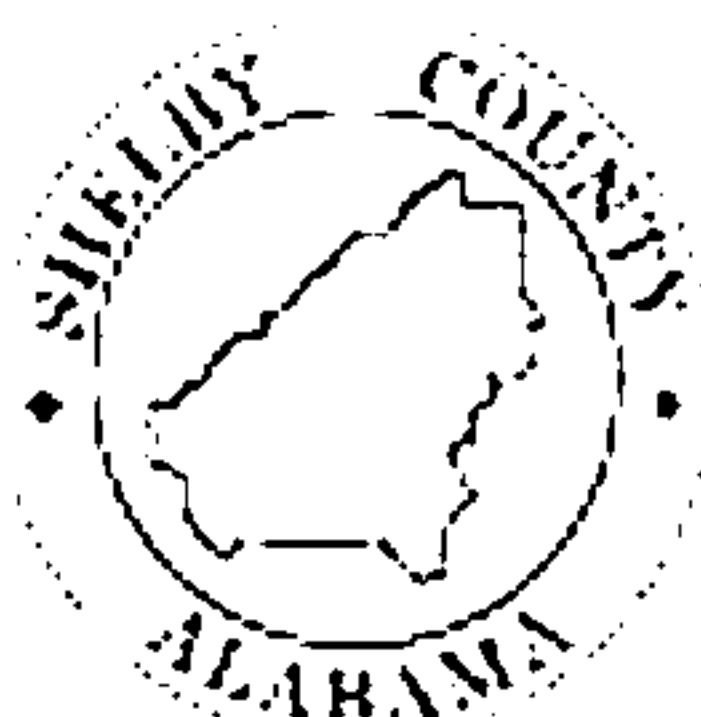
Print Cynthia Bertolone

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2021 08:25:51 AM
 \$70.00 CHERRY
 20211103000531740

Allison Bayl