

This instrument prepared by:  
Michael Galloway  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Derek B. Sippola  
9 Monte Bello Lane  
Montevallo, AL 35115

**GENERAL WARRANTY DEED**

20220301000086400  
03/01/2022 10:35:12 AM  
DEEDS 1/3

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John E. Sippola and Terri R. Sippola, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Derek B. Sippola (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 9, according to the map and survey of Monte Bello, as recorded in Map Book 6, Page 23, 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.

Subject to a third party mortgage in the amount of \$118,750.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor 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, the undersigned have hereunto set our hands and seals on this 28<sup>th</sup> day of

Feb., 2022.

John E. Sippola  
John E. Sippola

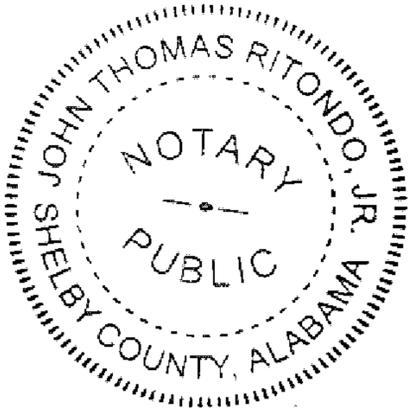
Terri R. Sippola  
Terri R. Sippola

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Sippola and Terri R. Sippola 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28<sup>th</sup> day of Feb., 2022.

[Signature]  
Notary Public  
My commission expires:



John Thomas Ritondo, Jr.  
Notary Public, Alabama State at Large  
My Commission Expires August 29, 2023

**Real Estate Sales Validation Form**

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

Grantor's Name	John E. Sippola and Terri R. Sippola	Grantee's Name	Derek B. Sippola
Mailing Address	<u>1076 Hwy 54</u> <u>Montevallo, AL 35115</u>	Mailing Address	9 Monte Bello Lane Montevallo, AL 35115
Property Address	9 Monte Bello Lane Montevallo, AL 35115	Date of Sale	February 28, 2022
		Total Purchase Price	\$125,000.00
		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)

<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 - John E. Sippola and Terri R. Sippola, . .

Grantee's name and mailing address - Derek B. Sippola, 9 Monte Bello Lane, Montevallo, AL 35115.

Property address - 9 Monte Bello Lane, Montevallo, AL 35115

Date of Sale - February 28, 2022.

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: February 28, 2022

Sign \_\_\_\_\_  
Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/01/2022 10:35:12 AM**  
**\$34.50 JOANN**  
**20220301000086400**

*Allen S. Bayl*