

SEND TAX NOTICE TO:
Cynthia Bertolone and Michael Bertolone
151 Patriot Park
Montevallo, Alabama 35115

20220502000176690
05/02/2022 08:00:35 AM
DEEDS 1/3

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

Limited Liability Company Warranty Deed Joint Tenancy with Right of Survivorship

**STATE OF ALABAMA
COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Forty Four Thousand dollars & no cents (\$44,000.)** to the undersigned grantor, **Computers and Electronics Technology LLC, A Limited Liability Company**, in hand paid by **Cynthia Bertolone and Michael Bertolone** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) for and during joint lives as joint tenants 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**, towit:

**LOT 83, ACCORDING TO THE SURVEY OF HERITAGE TRACE, PHASE 1, SECTOR 2, AS RECORDED IN
MAP BOOK 35, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

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

Subject to:
Taxes for the year 2022 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 35, Page 81.

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 #20050307000105180 and Supplementary Declaration of Protective Covenants filed in Instrument #20060201000053670, in the Probate Office of Shelby County, Alabama.

Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision as set out in
Instrument No.20050204000057370 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD To the said Grantee(s) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **April 29, 2022**.

Computers and Electronics Technology LLC

By: Cordell O'Hearn Seal
Cordell Thomas
 Sole Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cordell Thomas** whose name as Sole Member, of **Computers and Electronics Technology LLC**, a Limited Liability Company 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, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 29th day of April, 2022.

Notary Public.
 (Seal)

My Commission Expires: _____

WILLIAM PATRICK COCKRELL
 NOTARY PUBLIC
 ALABAMA STATE AT LARGE
 COMM. EXP. 01/07/25

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 Computers and Electronics Technology Grantee's Name Cynthia Bertolone and Michael Bertolone
LLC

Mailing Address 1355 Hueytown Road, Suite 109

Hueytown, Alabama 35023

Property Address 151 Patriot Park
Montevallo, Alabama 35115

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 08:00:35 AM
\$72.00 JOANN
20220502000176690



Mailing Address 151 Patriot Park
Montevallo, Alabama 35115

Date of Sale 04/29/2022

Total Purchase Price \$44,000.00

or

Actual Value _____

or

Assessor's Market Value _____

Allen S. Rayl
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 or the assessor's currency 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).

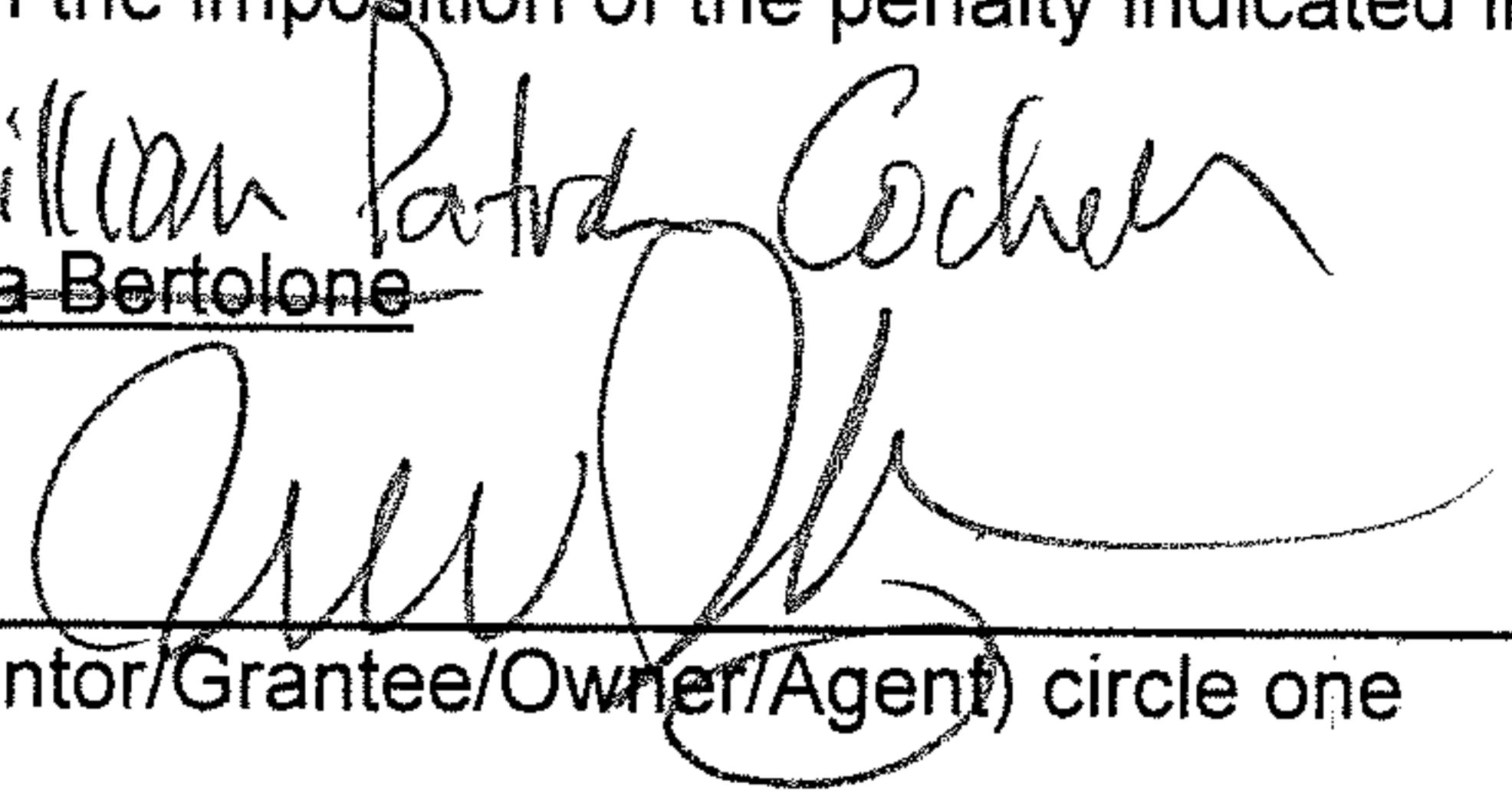
Date 4/29/22

Unattested



(verified by)

Print Cynthia Bertolone

Sign 

(Grantor/Grantee/Owner/Agent) circle one