

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
William C. Tucker  
14411 Highway 61  
Wilsonville, AL 35186-6542

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **ONE HUNDRED AND 00/100 Dollars (\$100,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Charles M. Vacarella and Vicki W. Vacarella, Trustees of Vacarella Living Trust, dated April 16, 2013**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**William C. Tucker and Lauren K. Tucker**

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 1, as shown on the Final Plat of Vacarella Green Acres as recorded in Map Book 55, Page 86 in the Office of the Judge of Probate of Shelby County, Alabama.**

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, 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; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 18th day of May, 2022

**Vacarella Living Trust, dated April 16, 2013**

By: Charles M. Vacarella  
Charles M. Vacarella, Trustee

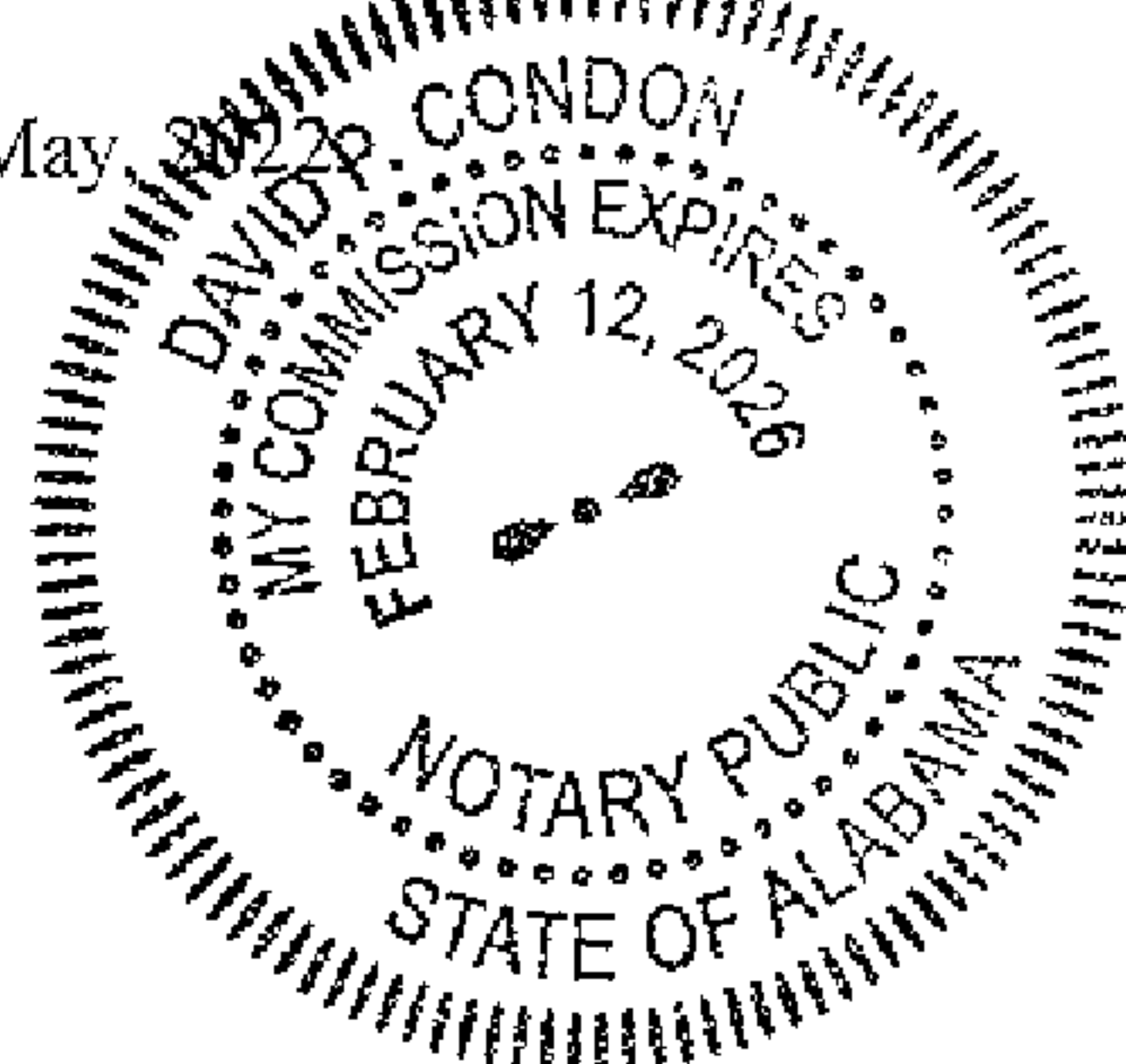
By: Vicki W. Vacarella  
Vicki W. Vacarella, Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles M. Vacarella and Vicki W. Vacarella, Trustees of Vacarella Living Trust, dated April 16, 2013 whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacities as Trustees of said Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May 2022

David P. Condon  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



**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>Charles &amp; Vicki Vacarella</u>	Grantee's Name	<u>William Tucker</u>
Mailing Address	<u>14411 Highway 61</u> <u>Wilsonville, Al. 35186-6542</u>	Mailing Address	<u>14411 Highway 61</u> <u>Wilsonville, Al. 35186-6542</u>
Property Address	<u>14363 Highway 61</u> <u>Wilsonville, Al. 35186-6542</u>	Date of Sale	<u>May 18th, 2022</u>
		Total Purchase Price	<u>\$ 100,000.00</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 \_\_\_\_\_

Print Down Bagwell for David P. Condon PC

Unattested \_\_\_\_\_ Sign Down Bagwell

(verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one

**Print Form**

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/23/2022 02:00:35 PM  
 \$126.00 JOANN  
 20220523000208650

*Allie S. Bagwell*