

This instrument was prepared by
Gilbert M. Sullivan, Jr., Esq.
GILBERT M. SULLIVAN, JR. PC
2100 C Rocky Ridge Road
Birmingham, AL 35216
(205) 979-6260

SEND TAX NOTICE

Lawrence A. Angelo & Mary Jo Angelo
Co-Trustees of Angelo Family Living Trust
3576 Tanglecreek Circle
Vestavia Hills, AL 35243

WARRANTY DEED

20220524000210290 1/3 \$398.00
Shelby Cnty Judge of Probate, AL
05/24/2022 01:42:21 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND NO/100 (\$10.00 Dollars)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, **LAWRENCE A. ANGELO and wife, MARY JO ANGELO, as Joint Tenants with Rights of Survivorship** (herein referred to as "Grantors"), grant, bargain, assign, sell and convey, unto , **LAWRENCE A. ANGELO and MARY JO ANGELO, as CO-TRUSTEES of the ANGELO FAMILY LIVING TRUST Dated October 25, 2017** (herein referred to as "Grantees") all of their rights, title and interest to the following described real estate, situated in **SHELBY** County,

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

1. Subject to Ad Valorem Taxes for 2022 and subsequent years, not yet due and payable.
2. Subject to any and all easements, restrictions, rights-of-way or other interests of record.
3. Subject to that certain Regions Bank D/B/A Regions Mortgage Dated June 30, 2015

The property is not the homestead of the Grantors.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

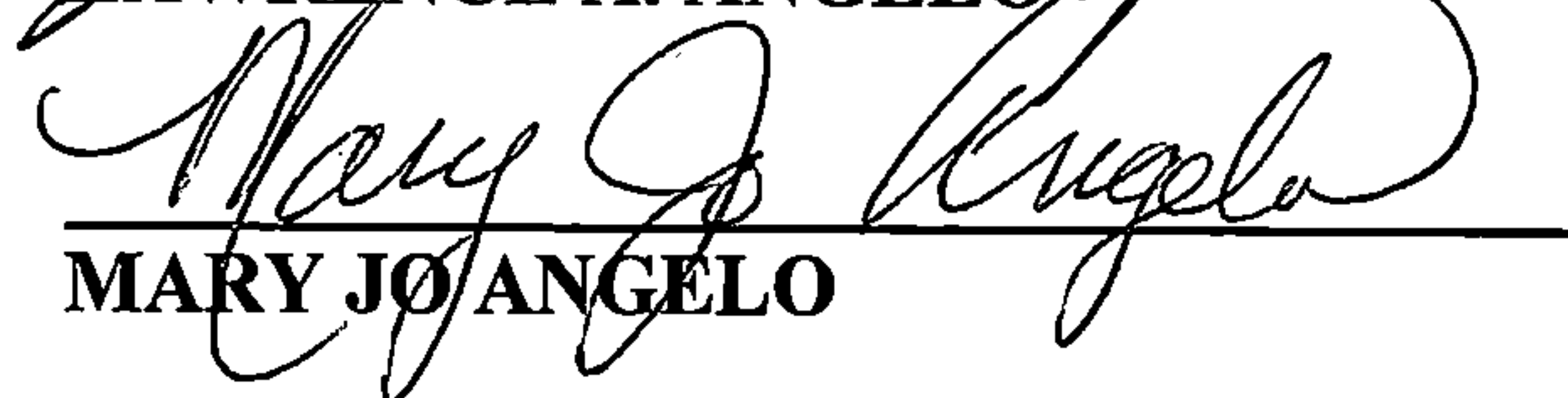
TO HAVE AND TO HOLD to the said Grantees.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of MAY, 2022.

(SEAL)

(SEAL)

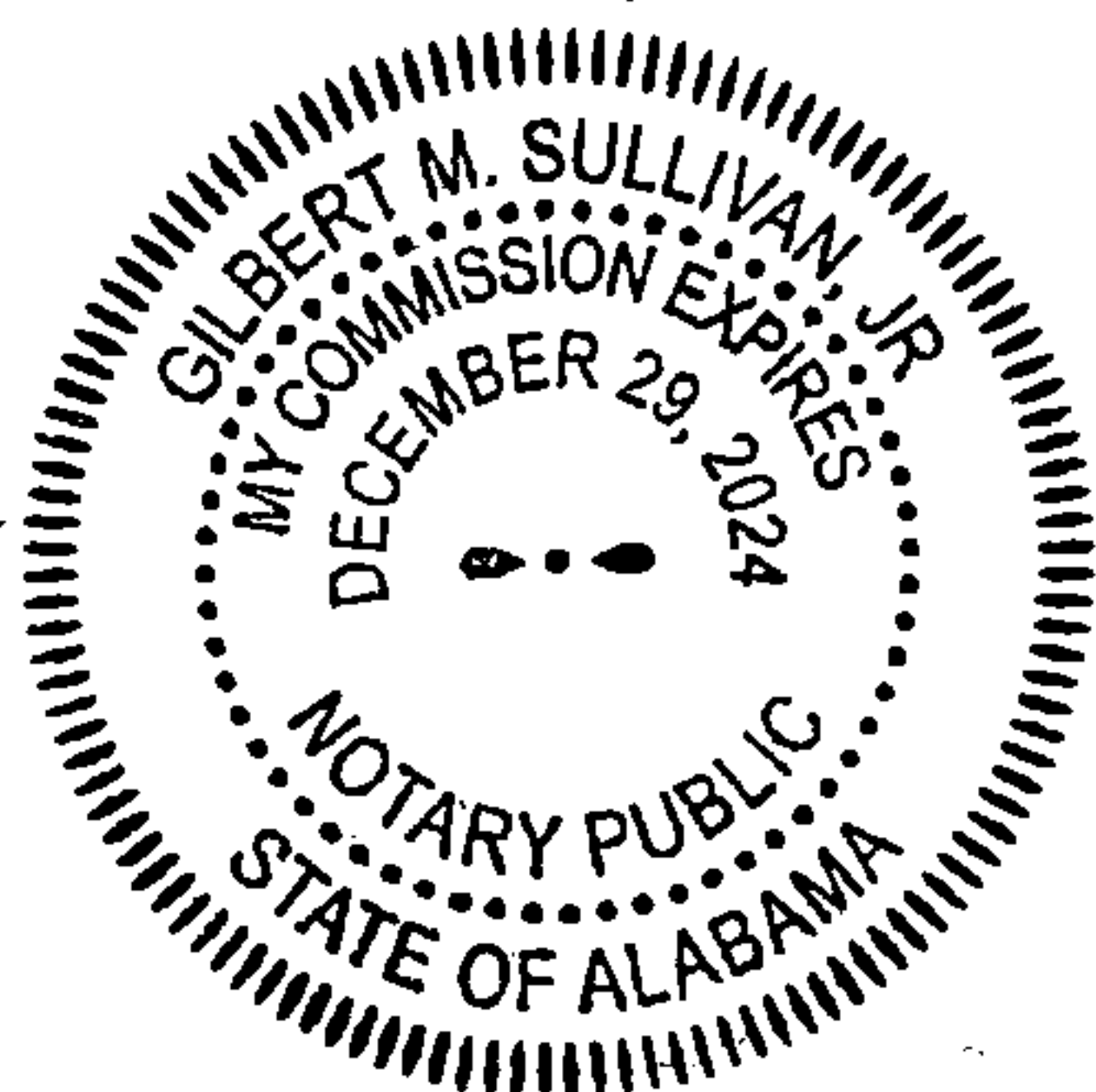

LAWRENCE A. ANGELO

MARY JO ANGELO

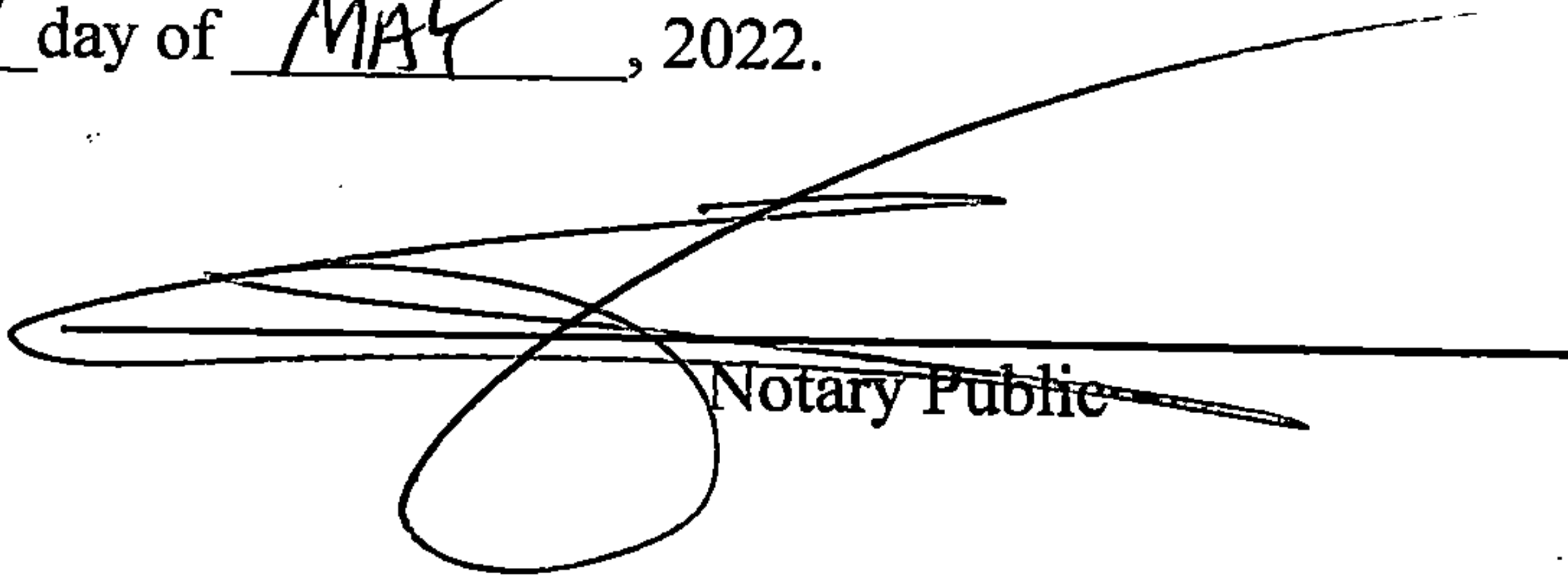
Shelby County, AL 05/24/2022
State of Alabama
Deed Tax: \$369.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **LAWRENCE A. ANGELO and wife, MARY JO ANGELO**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance and duly authorized, they executed the same voluntarily on the day the same bears date.

Given under our hands and official seals this 20th day of MAY, 2022.




Notary Public

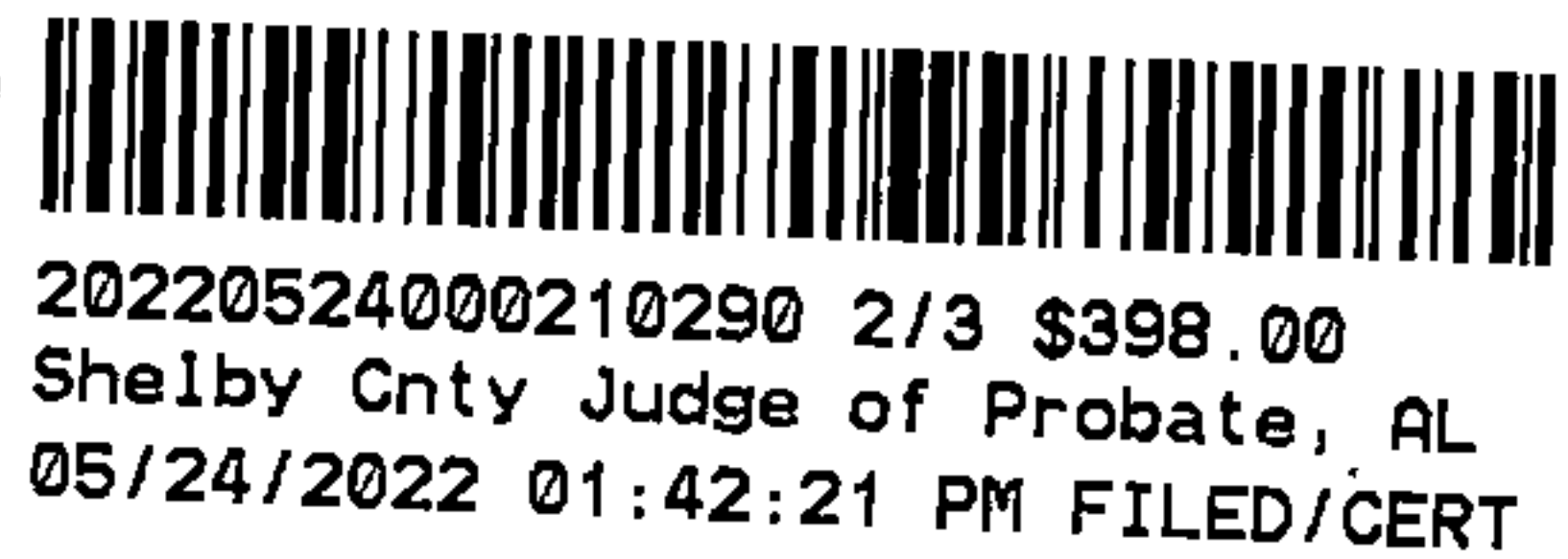


EXHIBIT A

LEGAL DESCRIPTION

Lot No. 7 in Shelby Shores - 1976 Addition, according to Map of said Shelby Shores - 1976 Addition as recorded in the Probate Office of Shelby County Alabama, Map Book 6, Page 107, being otherwise described as follows:

Commence at the SW corner of the SW 1/4 of NE 1/4, Section 7, Township 22 South, Range 2 East; run easterly along the southern boundary of the quarter-quarter section to a point where the same is intersected by the eastern right of way line of Marine Road, and run thence in a northerly and northeasterly direction along the western boundary line of Lots 2, 3, 4, 5 and 6 to a point which is the westernmost corner of said Lot 7 and the point of beginning of the property herein conveyed; thence continue in the same direction along said road 110.92 feet to a point; thence turn an angle of 90 degrees to the right and run southeasterly 237 feet to the easternmost corner of said Lot No 7; thence turn to the right and run southwesterly 113.08 feet to the point which is the southernmost corner of said Lot No. 7; thence turn an interior angle of 101 degrees 13 minutes 07 seconds and run in a northwesterly direction a distance of 215 feet along the line separating Lot 6 and 7 of said subdivision to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name LAWRENCE A. ANGELO
Mailing Address MARY JO ANGELO
3576 TANGLE CREEK CIR,
VESTAVIA HILLS, AL 35243

Grantee's Name LAWRENCE A. ANGELO &
Mailing Address MARY JO ANGELO CO-TRUSTEES
ANGELO FAMILY LIVING TRUST,
3576 TANGLE CREEK CIR,
VESTAVIA HILLS, AL 35243

Property Address 220 MARINA ROAD
SHELBY, AL 35143

Date of Sale 5/20/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 368,660

PARTIAL ID: 31-3-07-0-003-006,000

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 TAX ASSESSOR'S VALUATION

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 5/20/22

Print LAWRENCE A. ANGELO

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20220524000210290 3/3 \$398.00
Shelby Cnty Judge of Probate, AL
05/24/2022 01:42:21 PM FILED/CERT

Form RT-1