

20220712000274540
07/12/2022 11:19:07 AM
DEEDS 1/4

Return to:
John R. Ippolito & Laura E. Bailey
523 Baronne Street
Helena, AL 35080

Order Number:
72497912 - 8345204

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Future Tax Notices to:
523 Baronne Street
Helena, AL 35080

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JOHN R. IPPOLITO**, a married man, whose address is 523 Baronne Street, Helena, AL 35080, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JOHN R. IPPOLITO** and **LAURA E. BAILEY**, husband and wife, as joint tenants with rights of survivorship, whose address is 523 Baronne Street, Helena, AL 35080, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 37, ACCORDING TO THE MAP AND SURVEY OF SAINT CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR ONE, AS RECORDED IN MAP BOOK 18, PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20160310000077880.

Parcel ID Number: 13 5 21 2 000 005.017

Commonly Known As: 523 Baronne Street, Helena, AL 35080

Fair Market Value: \$270,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.



The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 6th day of July, 2022.

GRANTOR:

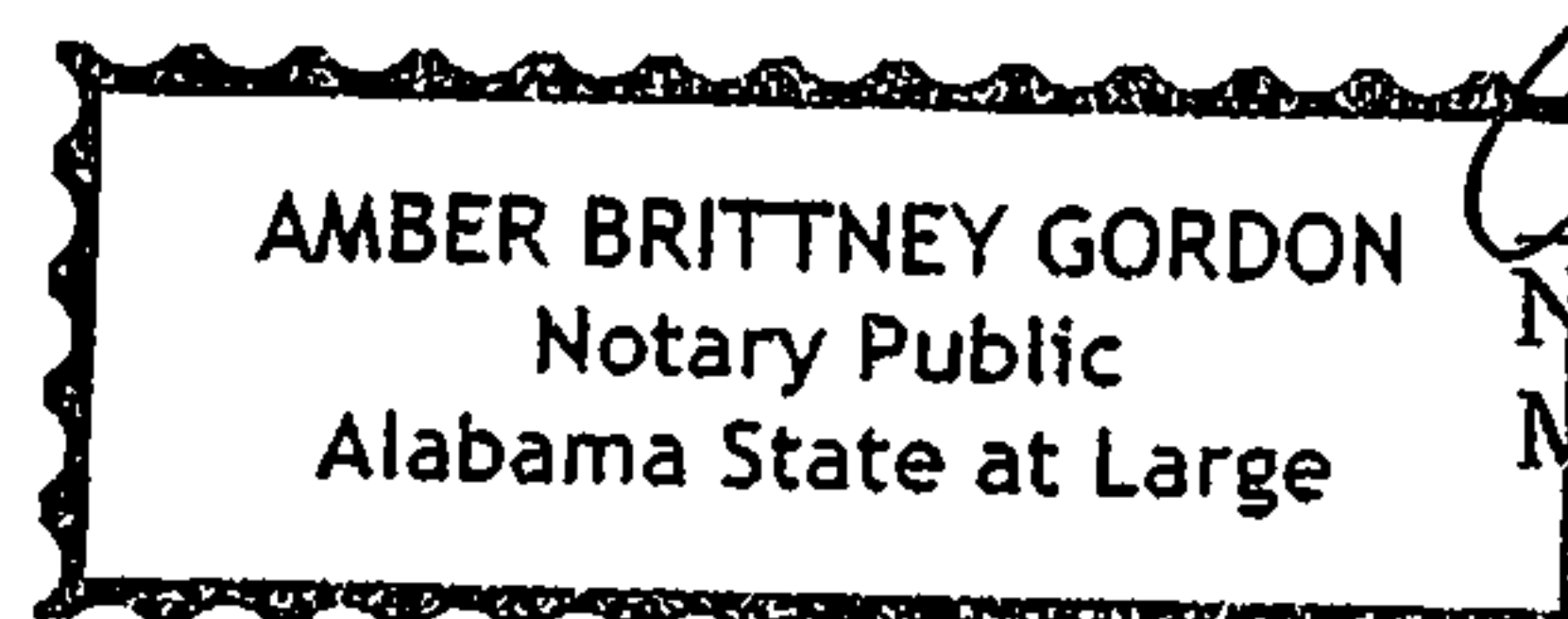

JOHN R. IPPOLITO

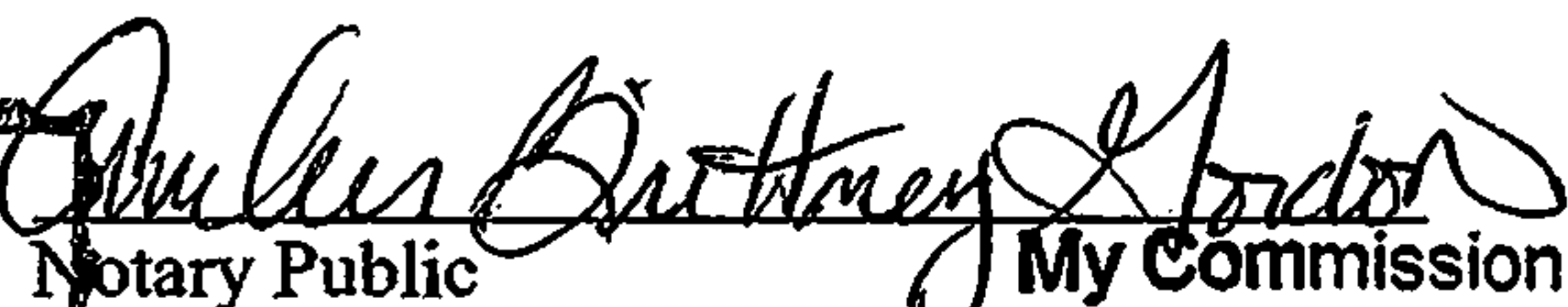
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, AMBER BRITTNEY GORDON Notary Public for the State of ALABAMA, do hereby certify that **JOHN R. IPPOLITO**, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 6TH day of July, 2022.

(NOTARY SEAL)




Notary Public
My commission expires: September 24, 2024



This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 5 21 2 000 005.017

Land situated in the County of Shelby in the State of AL

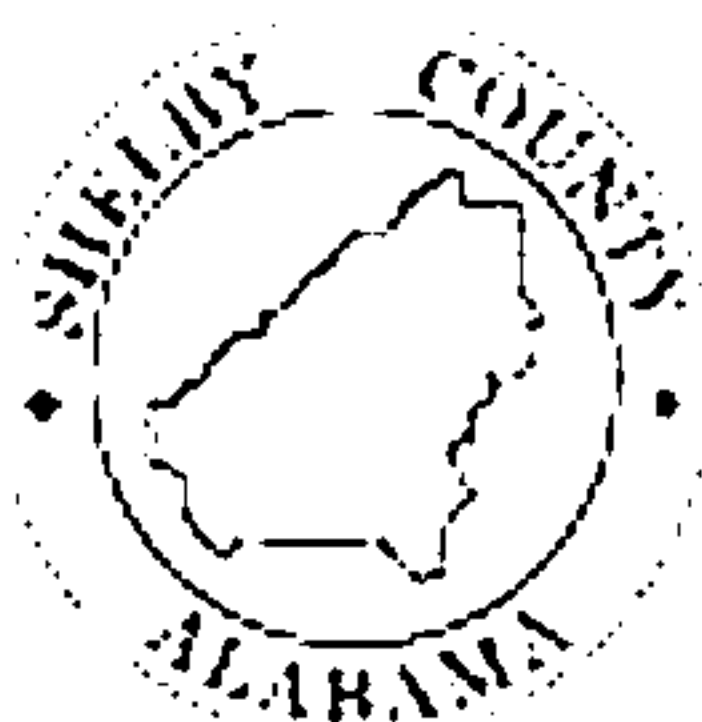
LOT 37, ACCORDING TO THE MAP AND SURVEY OF SAINT CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR ONE, AS RECORDED IN MAP BOOK 18, PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BY DEED FROM RUBY NELL BROCK TO LAURA E. BAILEY DATED 03/09/2016, RECORDED ON 03/10/2016 AS INSTRUMENT 20160310000077880

Commonly known as: 523 Baronne St, Helena, AL 35080-7026

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 11:19:07 AM
\$301.00 JOANN
20220712000274540

Allen S. Bayl