

20220725000290690  
07/25/2022 01:56:18 PM  
DEEDS 1/3

**Return to: Ms. Patricia Cantavespre**  
**207 W. Romana St.**  
**Pensacola, Florida 32502**

Prepared by: Kathleen K. DeMaria  
DeMaria, de Kozan & White, PLLC  
510 E. Zaragoza  
Pensacola, FL 32502

**This deed is being prepared without the examination of title,**  
**with legal description being provided to preparer by grantor.**

FAIR MARKET VALUE: \$ 154,900.00

**W A R R A N T Y   D E E D**

THIS INDENTURE, made this 19<sup>th</sup> day of July, 2022, between Patricia Cantavespre, a single woman, of the County of Escambia, State of Florida, hereinafter referred to as "grantor" and Patricia Cantavespre as Trustee of the Patricia Cantavespre Revocable Trust Agreement dated September 18, 2008, by and between Patricia Cantavespre as Grantor and Patricia Cantavespre as Trustee, whose post office address is 207 W. Romana St., Pensacola, Florida 32502, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, all of her interest in the following described land, situate, lying and being in Shelby County, Alabama, to wit:

Lot 1, according to the Survey of First Sector, Hidden Creek II, as recorded in Map Book 24, Page 94, in the Probate Office of Shelby County, Alabama.

Tax Parcel ID# 13-6-13-3-004-001.000  
Instrument # 20201208000561820

**THIS IS NOT THE HOMESTEAD OF THE GRANTOR.**

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor of the trust has conferred on the trustee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this instrument.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Becky Davidson  
Becky Davidson  
Printed Name of Witness

Patricia Cantavespre  
Patricia Cantavespre

Kenneth Godfrey  
Kenneth Godfrey  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2022, by Patricia Cantavespre, by means of physical presence, who is

- to me personally known
- Identified by Driver's License
- Identified by \_\_\_\_\_



(NOTARY SEAL)

Cynthia R Griffin  
Notary Public  
Cynthia R Griffin  
Printed Name of Notary  
My Commission Expires:

**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>MS. PATRICIA CANTAVESPRE</u>	Grantee's Name	<u>MS. PATRICIA CANTAVESPRE</u>
Mailing Address	<u>207 W. ROMANA ST.</u> <u>PENSACOLA, FL 32502</u>	Mailing Address	<u>207 W. ROMANA ST.</u> <u>PENSACOLA, FL 32502</u>
Property Address	<u>100 COALES BRANCH ROAD</u> <u>PELHAM, AL 35124</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>154,900.00</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 checked="" type="checkbox"/> Other <b>SHELBY COUNTY TAX ASSESSOR SITE</b>
<input 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 7/19/2022 Print PATRICIA CANTAVESPRE, GRANTOR

Unattested \_\_\_\_\_ Sign Patricia Cantavespre

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

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/25/2022 01:56:18 PM  
 \$183.00 JOANN  
 20220725000290690

**Form RT-1**



*Alvin S. Boyd*