



20230206000029690 1/3 \$169.50
Shelby Cnty Judge of Probate, AL
02/06/2023 09:14:16 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
VINCENZO COTTONE and MARY ANN WYATT
2130 AARON ROAD
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, VINCENZO COTTONE, a widower, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto VINCENZO COTTONE and MARY ANN WYATT, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Part of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said 1/4-1/4 section, run in a westerly direction along the north line of said 1/4-1/4 section for a distance of 173.3 feet, thence turn an angle to the left of 64 degrees 09 minutes, more or less, and run along the northwest boundary line of the William R. and Ethel P. Pool property for a distance of 210.5 feet, thence turn an angle to the right of 8 degrees 26 minutes and run along said pool boundary for a distance of 19.00 feet to the point of beginning, thence continue along last mentioned course for a distance of 213.00 feet, thence turn an angle to the left of 92 degrees and run in a southeasterly direction for a distance of 100 feet, thence turn an angle to the left of 43 degrees 30 minutes and run in a northeasterly direction for a distance of 138.00 feet, more or less to a point 20.00 feet from the centerline of Aaron Road, thence turn an angle to the left and run along a line parallel with and 20 feet southwest of the centerline of Aaron Road for a distance of 226 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023, if any.
2. Restrictive Covenants, if any, existing easements, restrictions and rights of way of record.

Vincenzo Cottone is the surviving Grantee in that certain deed recorded in Instrument No. 1996-19312; the other Grantee, Donna J. Cottone, having died on or about September 26, 2022.

The sole purpose of this conveyance is to vest title with joint right of survivorship with daughter.

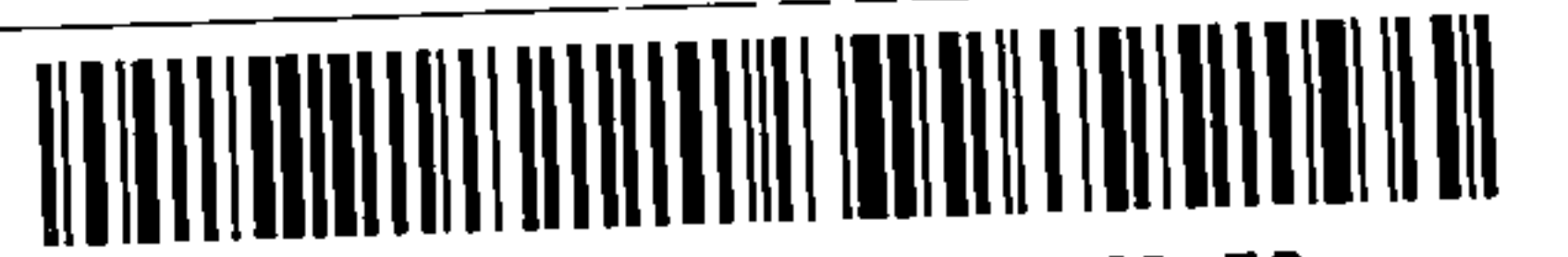
TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of February, 2023.


VINCENZO COTTONE

Shelby County, AL 02/06/2023
State of Alabama
Deed Tax: \$141.50

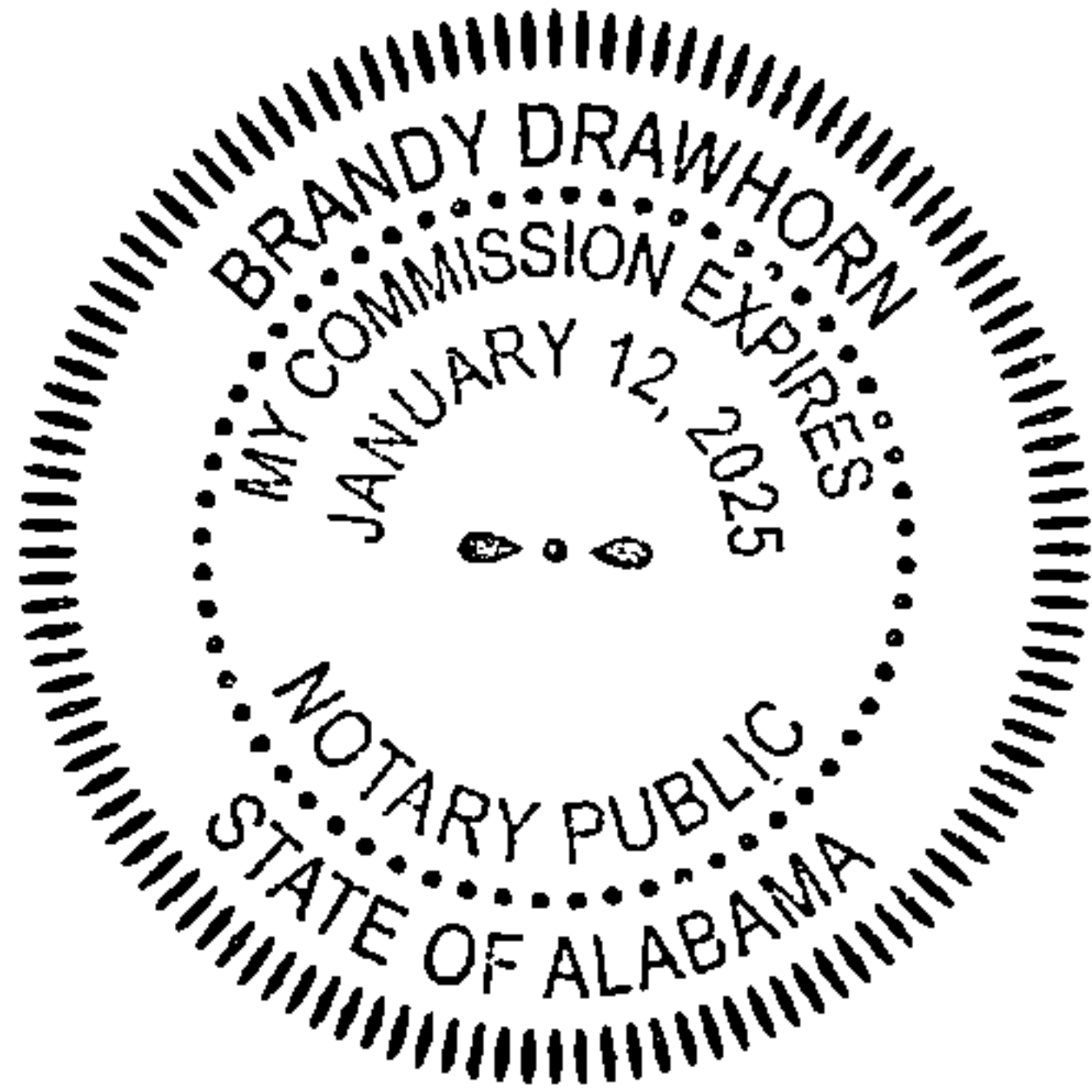


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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that VINCENZO COTTONE, 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2023.



Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 1/12/2025



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Grantor's Name:
VINCENZO COTTONE

Mailing Address:
2130 AARON ROAD
PELHAM, AL 35124

Property Address:
2130 AARON ROAD
PELHAM, AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
VINCENZO COTTONE and MARY ANN WYATT

Mailing Address:
2130 AARON ROAD
PELHAM, AL 35124

Date of Sale: February 1, 2023

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value: \$282,800.00

1/2 value of \$141,400.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other: TAX ASSESSOR