



20230404000093730 1/3 \$253.00  
Shelby Cnty Judge of Probate, AL  
04/04/2023 12:20:17 PM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**  
**Collin R. Walker, Esq.**  
**The Majors Law Firm**  
**3684 Cahaba Beach Rd**  
**Birmingham, AL 35242**

**Send Tax Notice to:**  
**West Country LLC**  
**3214 W. Wyoming Ave**  
**Burbank, CA 91505**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **Two-Hundred-Twenty-Five-Thousand-and-00/100-Dollars (\$225,000.00)**, in hand paid to the undersigned David Lazzarotti (GRANTOR), by West Country LLC, an Alabama Limited Liability Company, (GRANTEE) the receipt of which is hereby acknowledged, the said GRANTORS do by these present, grant, bargain, sell, and convey unto GRANTEE the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

**Legal Description: Lot 26, according to the Survey of Spring Gate Sector One, Phase Two, as recorded in Map Book 18, Page 148, in the Probate Office of Shelby County, Alabama**

**Parcel ID Number: 13-7-26-1-002-026.000**

The property being conveyed through this instrument is not the homestead of Grantor.

The property is conveyed subject to the following:

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
2. Easement(s), building line(s), and restriction(s) as shown on recorded map.
3. Right of way granted to Alabama Power Company recorded in Volume 225, Page 224, and Volume 55, Page 454.
4. Restrictions for underground cables in favor of Alabama Power Company recorded in Instrument No. 1995-28239.
5. Declaration of Protective Covenants for Spring Gate Subdivision recorded in Instrument No. 1993-39484 and re-filed in Instrument No. 1994-28239.

Shelby County, AL 04/04/2023  
State of Alabama  
Deed Tax: \$225.00

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- 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
- 7. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever; and said GRANTOR do for themselves, their successors and assigns covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

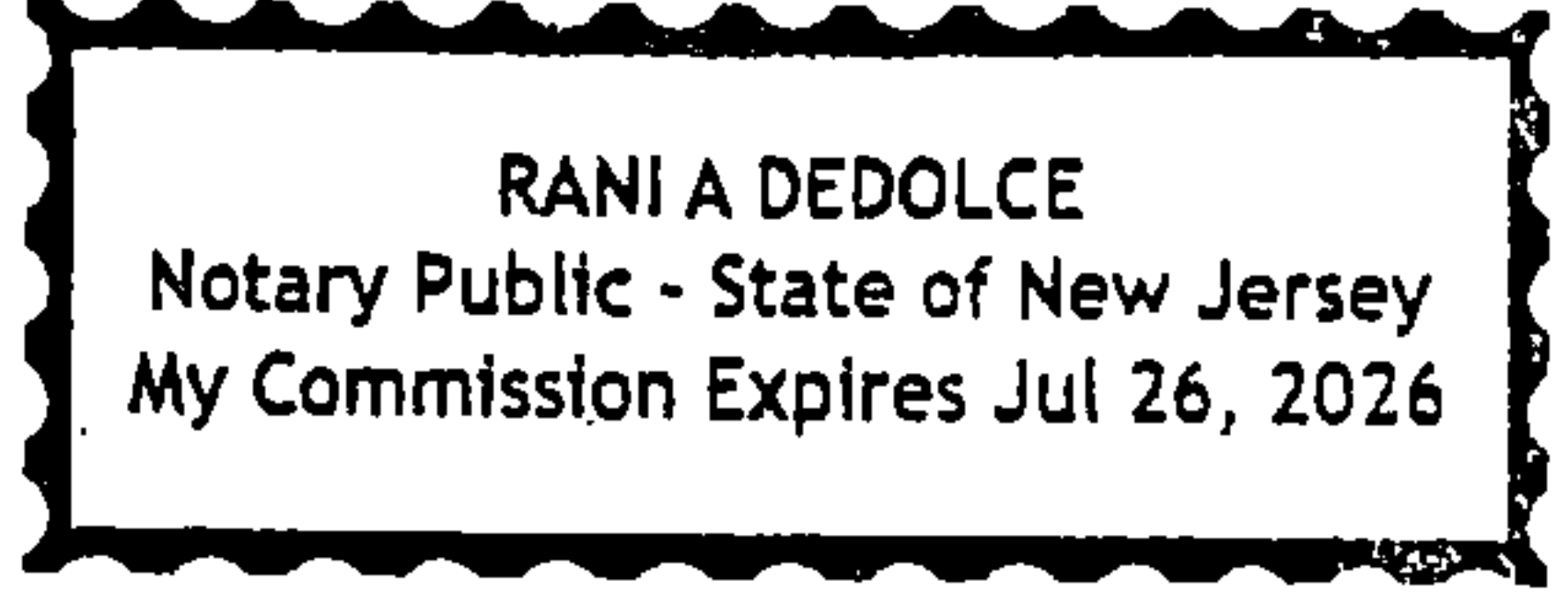
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 31 day of MARCH, 2023  
[Signature] (Signature)  
BY: David Lazzarotti (GRANTOR)

STATE OF New Jersey )  
COUNTY OF Warren )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Lazzarotti, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

(Seal) Given under my hand this 31, day of March 2023.

Rani DeDolce  
NOTARY PUBLIC  
My commission expires: 7/26/26



**Real Estate Sales Validation Form**

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

Grantor's Name David Lazzarotti  
Mailing Address 48 Saunders Ln  
Hackettstown, NJ 07840

Grantee's Name West Country LLC  
Mailing Address 3214 W. Wyoming Ave  
Burbank, CA 91505

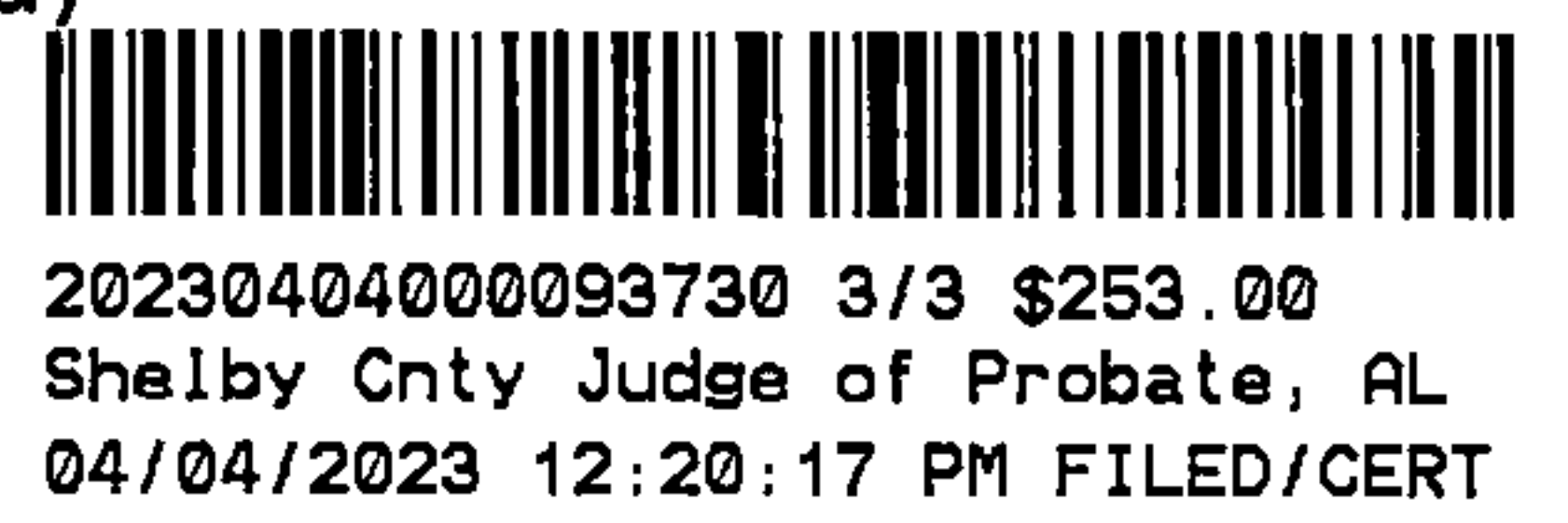
Property Address 108 Spring Pl  
Alabaster, AL 35007

Date of Sale March 31, 2023  
Total Purchase Price \$225,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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



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 3-31-23

Print David Lazzarotti

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one