

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
James Vilece
385 Rockport Ln
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (375,000.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we,

**Leah F. Newell & Leslie Fiorella Dobbins, as Co-Trustees of the The Leah F. Newell Living Trust
dated March 24, 2022, and any amendments thereto**

(herein referred to as Grantors) do by these presents, grant, bargain, sell and convey unto

James Vilece

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 26, according to the Survey of Cobblestone Square Subdivision, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A part of Lot 26 of said subdivision being more particularly described as follows: Begin at the Southeast corner of Lot 25 thence run North 11 degrees 09 minutes 40 seconds East for a distance of 34.27 feet; thence run South 77 degrees 12 minutes 25 seconds East for a distance of 2.30 feet; thence run South 15 degrees 00 minutes 24 seconds West for a distance of 34.28 feet to the Point of Beginning.

\$300,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.


SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And Grantors do for themselves, their successors and assigns, covenant with Grantees, their successors and assigns, that Grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, have hereto set their signature and seal this 28th day of April, 2023.

The Leah F. Newell Living Trust dated March 24, 2022


Leslie Fiorella Dobbins Fiorella, Co-Trustee


Leah F. Newell, Co-Trustee

STATE OF Alabama)

COUNTY OF Jefferson)

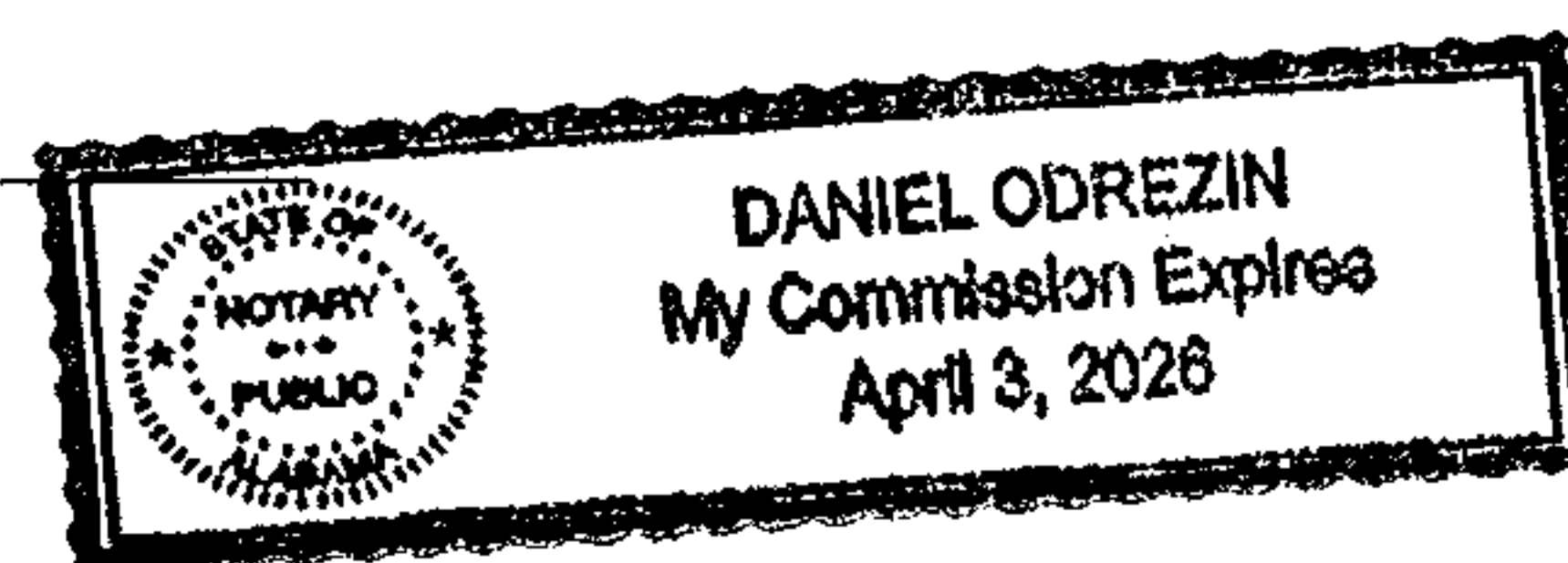
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Dobbins Fiorella and Leah F. Newell, as Co-Trustees of The Leah F. Newell Living Trust, whose names are singed to the foregoing conveyance and who are known to me, acknowledged before mc on this day that, being informed of the contents of the conveyance, she, as such Co-Trustee and attorney-in-fact with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2023.



Notary Public

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 Leslie Fiorella Dobbins, Trustee of The Leah F. Newell Living Trust dated March 24, 2022, and any amendments theretoMailing Address 867 Vestlake Ridge Dr.
Vestavia Hills, AL. 35242Property Address 385 Rockport Ln
Birmingham, AL 35242Grantee's Name James Vilece
Mailing Address 385 Rockport Ln
Birmingham, AL 35242Date of Sale April 28, 2023
Total Purchase Price \$375,000.00Or
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: April 28, 2023☐ Unattested _____
(verified by)Printed Name Shannon Anderson
Signature Shannon Anderson
(Grantor/Grantee/ Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 11:55:24 AM
\$104.00 JOANN
20230501000127210**Form RT-1***Allie S. Byrd*