

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Blake Brown

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$310,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **SAMUEL ANTHONY MUSSO, an unmarried man; MICHAEL JOSEPH MUSSO, a married man; JOSEPH LAWRENCE MUSSO, a married man; and JOSEPH B. MUSSO and JOSEPHINE ANN MUSSO, husband and wife (life estate)** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **BLAKE BROWN** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 16, Block 7, according to the Survey of Plantation South, Third Sector, Phase III, as recorded in Map Book 16, Page 107, in the Probate office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$304,385.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

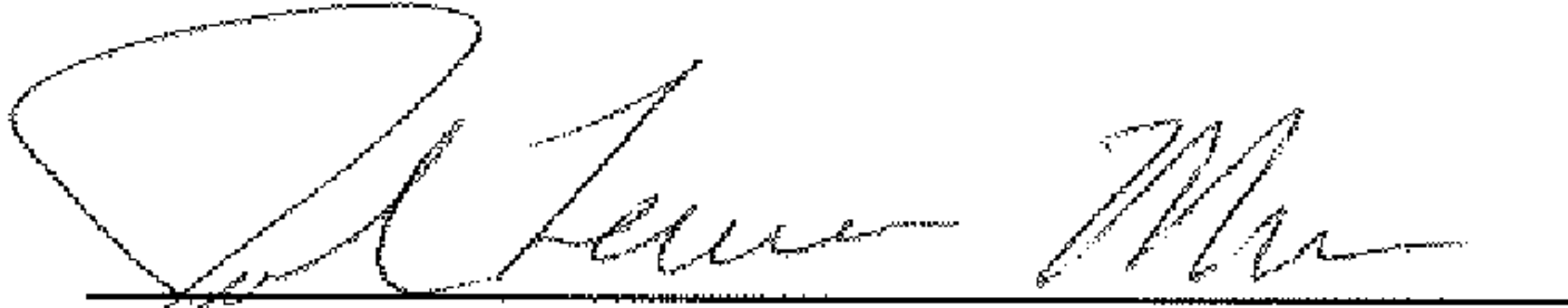
Subject property is not the homestead of the Grantors, Michael Joseph Musso and Joseph Lawrence Musso, or their spouses.

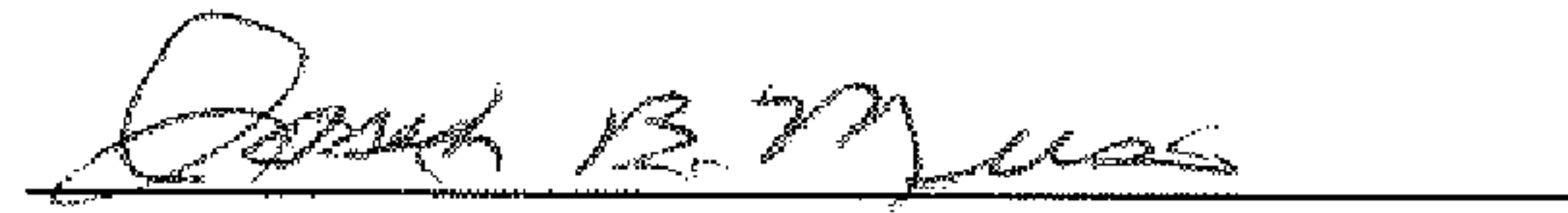
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of May, 2023.


SAMUEL ANTHONY MUSSO


JOSEPH LAWRENCE MUSSO


JOSEPH B. MUSSO

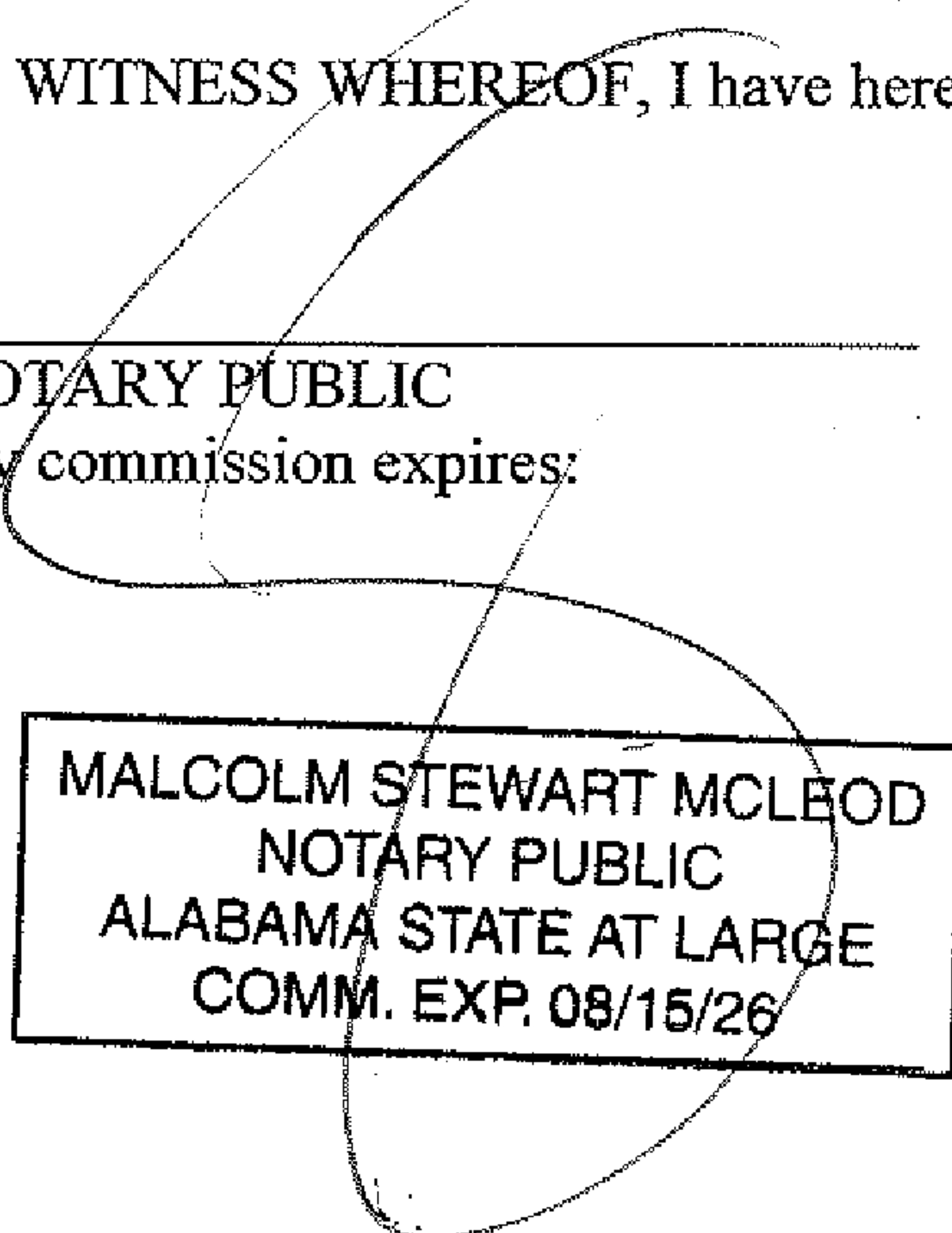

JOSEPHINE ANN MUSSO

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SAMUEL ANTHONY MUSSO, JOSEPH LAWRENCE MUSSO, JOSEPH B. MUSSO, and JOSEPHINE ANN MUSSO**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of May, 2023.

NOTARY PUBLIC
My commission expires:


MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

IN WITNESS WHEREOF, said Grantor, MICHAEL JOSEPH MUSSO, by and through his Attorney in Fact, SAMUEL ANTHONY MUSSO, has hereunto set his hand and seal this the 17th day of May, 2023.

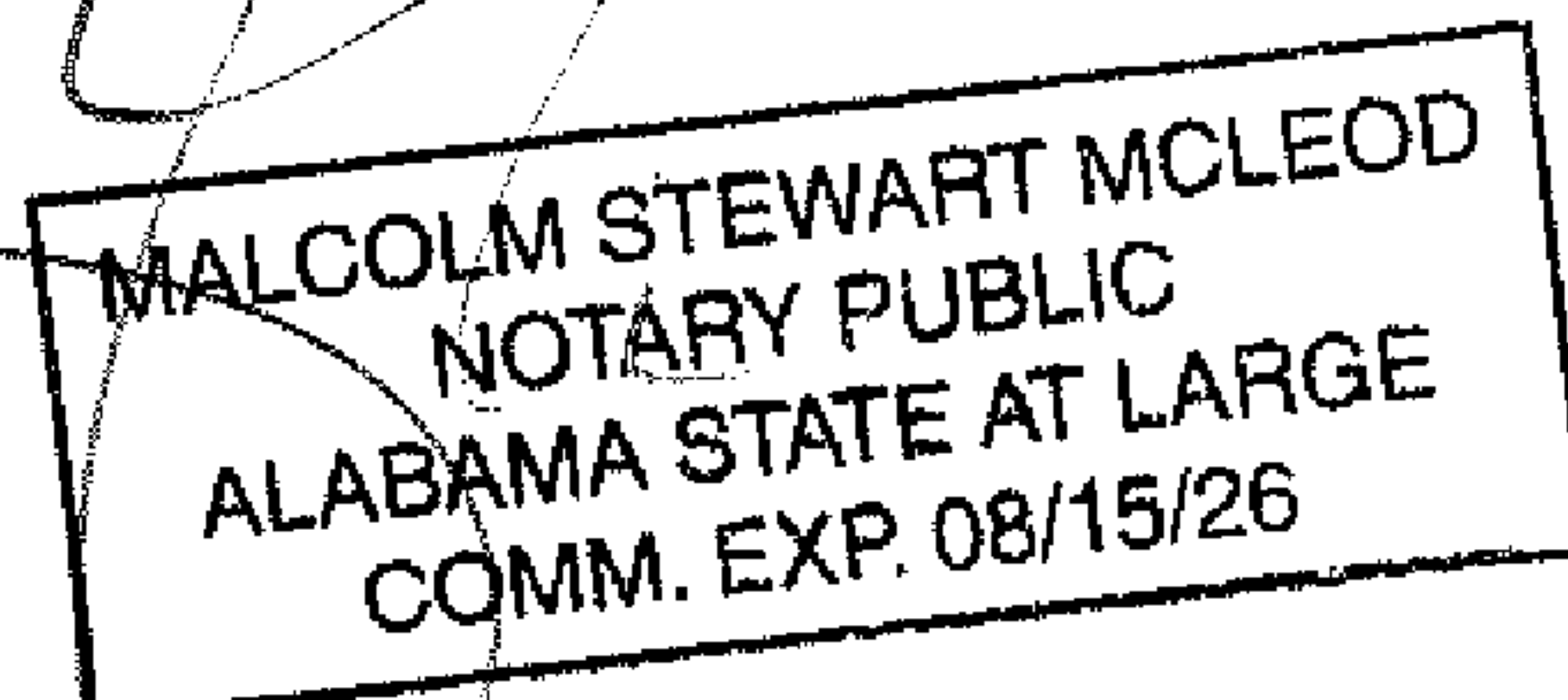
Michael Joseph Musso & Samuel Anthony Musso as attorney in fact
MICHAEL JOSEPH MUSSO,
By SAMUEL ANTHONY MUSSO,
As Attorney in Fact

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SAMUEL ANTHONY MUSSO, as Attorney in Fact for MICHAEL JOSEPH MUSSO,** 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 instrument, he, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of May, 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***SAMUEL ANTHONY MUSSO and
MICHAEL JOSEPH MUSSO and
JOSEPH LAWRENCE MUSSO and
JOSEPH B. & JOSEPHINE ANN
MUSSO**

Grantor's Name

Grantee's Name **BLAKE BROWN**Mailing Address **4430 ENGLEWOOD RD
HELENA, AL 35080**Mailing Address **4430 ENGLEWOOD RD
HELENA, AL 35080**Property Address **4430 ENGLEWOOD RD
HELENA, AL 35080**Date of Sale **May 17, 2023**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2023 02:32:14 PM
\$40.00 JOANN
20230518000148660Total Purchase Price **\$310,000.00**

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this instrument is 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 **May 17, 2023**Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one