

This instrument was prepared by:
Tony J Valenti
531 HWY 83,
Harpersville, AL 35078

Send Tax Notice To: Jason Valenti
295 Stormy Ln
Sterrett, AL 35147



20230831000264020 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
08/31/2023 11:19:19 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ten Thousand dollars and Zero cents (\$10,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Tony J. Valenti, a single man** (herein referred to as grantor) do grant, bargain, sell and convey unto **Jason Valenti and Michael Valenti** (herein referred to as GRANTEES) as joint tenants with right of survivorship, reserving unto the grantor, **Tony J. Valenti, a single man**, a life estate in the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, subject to the reservation of the life estate of Tony J. Valenti, grantor; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 29th day of August 2023


Tony J. Valenti

Shelby County, AL 08/31/2023
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA

}

General Acknowledgment

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tony J. Valenti, a single man 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 29th day of August 2023.

Notary Public


Cynthia Darlene Marsh

My Commission Expires:

4/12/2027

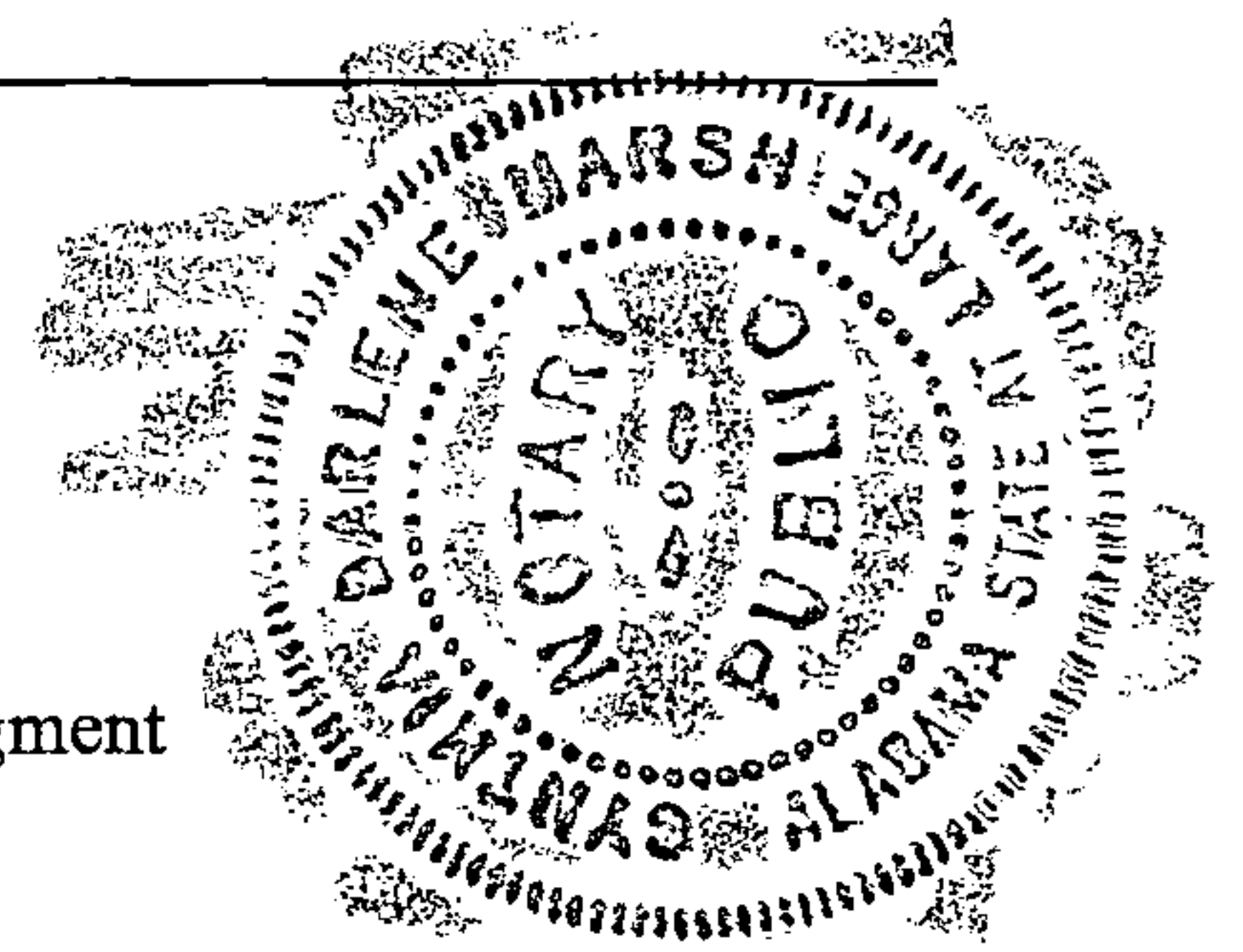


Exhibit "A"



20230831000264020 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
08/31/2023 11:19:19 AM FILED/CERT

A lot in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, described as follows: Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 95.15 feet, thence turn an angle of 88° 09^f to the left and run a distance of 883.78 feet to the SW right of way line of a County paved highway, thence turn an angle of 141° 01^f to the right and run Northwest along said right of way line, a distance of 370.0 feet to the Northwest corner of the D.E. Kelly lot and the point of beginning; thence continue in the same direction along said right of way line a distance of 363.00 feet, thence turn an angle of 90° 00^f to the left and run a distance of 180.00 feet, thence turn an angle of 90° 00^f to the left and run a distance of 363.00 feet; thence turn an angle of 90° 00^f to the left and run a distance of 180.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to the following: (1) The reservation of the life estate of Tony J Valenti, Grantor (2) Any part that may lie within a public road; (3) Right of way to Alabama Power Company recorded in Book 129, Page 174, Book 136, Page 255 and Book 185, Page 456, in the Probate Office of Shelby County, Alabama. The Grantor is the remaining survivor of that certain deed recorded in Book 281, Page 367 Shelby County Alabama

