

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:

  
20231106000325350 1/3 \$318.00  
Shelby Cnty Judge of Probate, AL  
11/06/2023 11:06:14 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Estate of Myrna Gene Luna, Probate Court Jefferson County, Alabama, Case No.PR-2012-214647, Marsha Kim L. Contorno, a married woman, Curtis Mark Luna, a married man, Anthony Peter Contorno, III, a married man and Kristen Elizabeth Contorno, a single woman* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, *Nicholas Dale Contorno* (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**Lot 351, according to the survey of Alabama Power Company Recreational Cottage Site Sector 1, as recorded in Map Book 21, Page 96A-C in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

The Grantees in Inst. No. 1998-6617 are deceased, Clifford Mac Luna, having died October 1, 2009 and Myrna G. Luna having died February 19, 2012.

Marsha Kim L. Contorno and Curtis Mark Luna are the only children of Clifford Mac Luna and Myrna G. Luna.

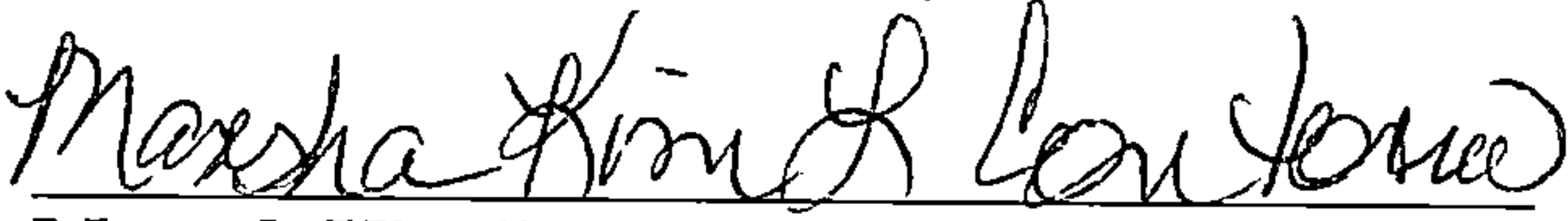
No part of the homestead of the Grantors or spouse.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

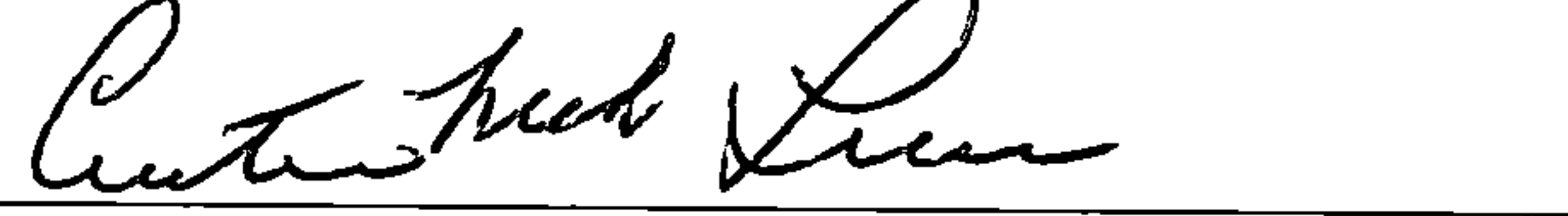
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

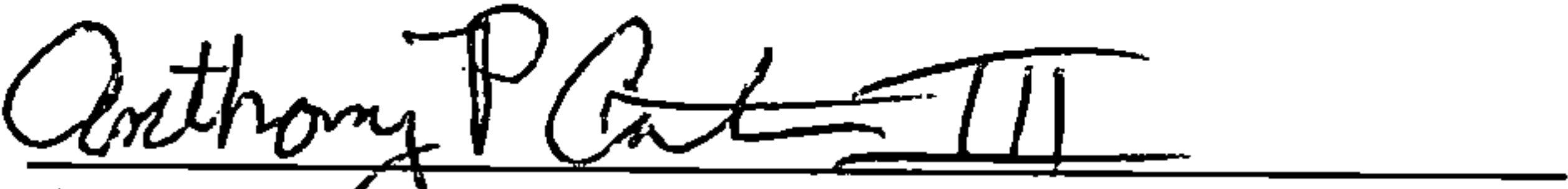
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 6<sup>th</sup> day of ~~October~~ <sup>November</sup> 2023.

**Estate of Myra Gene Luna, Probate  
Court Jefferson County, Alabama  
Case NO. PR-2012-214647**

  
**Marsah Kim L. Contorno  
Personal Representative  
And Individually**

**Estate of Myra Gene Luna, Probate  
Court Jefferson County, Alabama  
Case NO. PR-2012-214647**

  
**Curtis Mark Luna  
Personal Representative  
And Individually**

  
**Anthony Peter Contorno, III**

  
**Kristen Elizabeth Contorno**

Shelby County, AL 11/06/2023  
State of Alabama  
Deed Tax: \$285.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

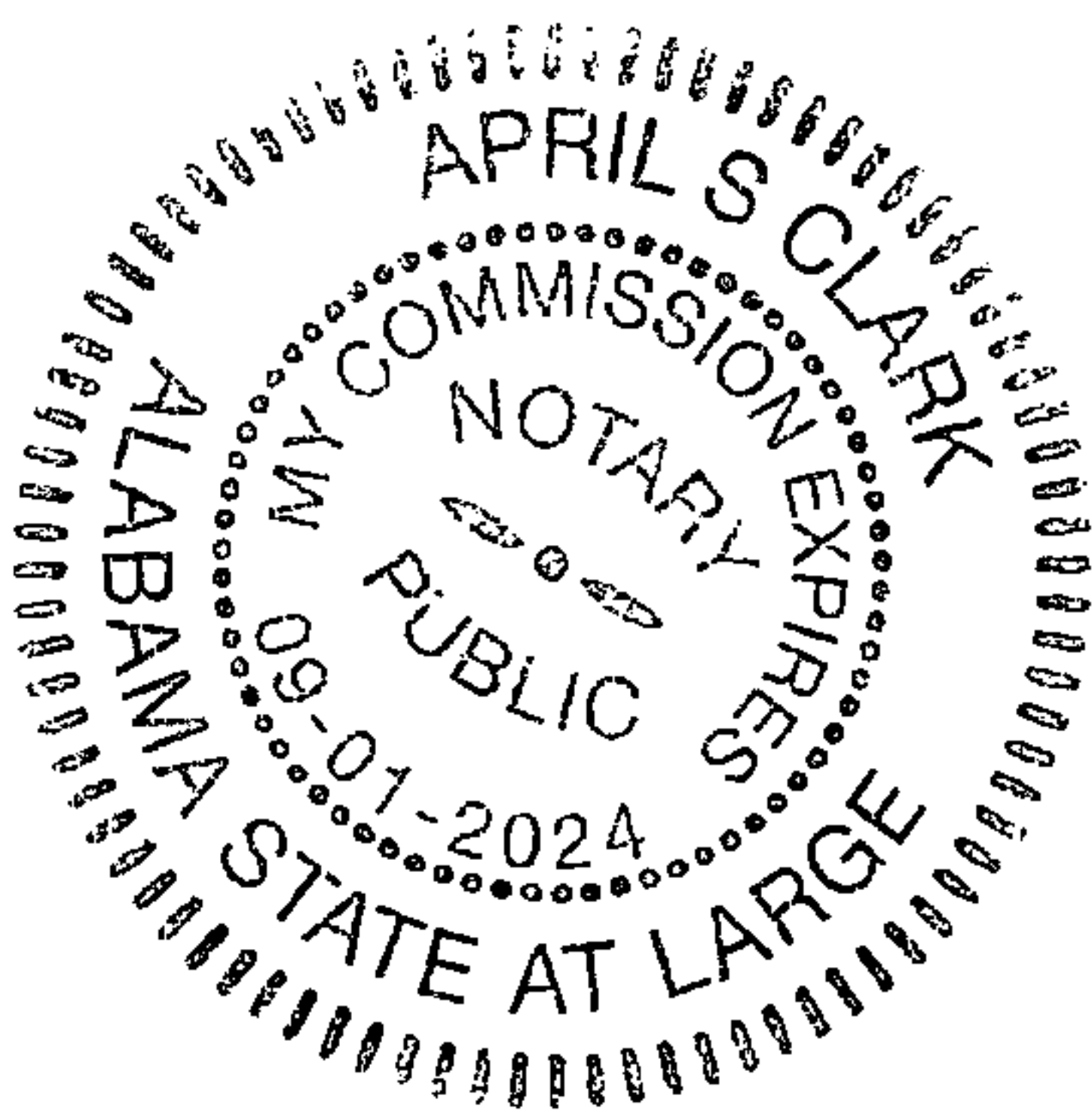


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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Marsha Kim L. Contorno and Curtis Mark Luna as Personal Representative of The Estate of Myrna Gene Luna, Probate Court Jefferson County, Alabama, Case No.PR-2012-214647, Marsha Kim L. Contorno, Curtis Mark Luna, Anthony Peter Contorno, III, and Kristen Elizabeth Contorno* whose names are 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of ~~October~~ <sup>November</sup> 2023.

April Clark  
Notary Public  
My Commission Expires: 9-1-2024



# Real Estate Sales Validation Form

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

Grantor's Name Kim Contorno  
Mailing Address 1179 Hwy 109  
Wilsonville AL  
35186

Grantee's Name Nicholas Dale  
Mailing Address Contorno  
150 Bluebird Ln  
Shelby AL 35143

Property Address 150 Bluebird Ln  
Shelby AL  
35143

Date of Sale 11-6-23  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 285,000.00

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 tax value

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:

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 \_\_\_\_\_

Unattested

(verified by)

Print Nicholas Dale Contorno

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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