

Prepared By:
LUANN SIMONETTI Cousins
608 GREENWOOD C.
MT. OLIVE, AL 35117

SEND TAX NOTICE TO:
JO ANN D. SIMONETTI
272 WYNLAKE DRIVE
ALABASTER, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY)

KNOW ALL MEN BY THESE PRESENTS:



20231205000351090 1/2 \$276.00
Shelby Cnty Judge of Probate, AL
12/05/2023 11:43:52 AM FILED/CERT

That in consideration of One and 00/100 (\$1.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (herein referred to as grantor), JO ANN D. SIMONETTI, hereby does grant, bargain, sell and convey unto JO ANN D. SIMONETTI, ALAN JOSEPH SIMONETTI, LU ANN SIMONETTI COUSINS, DOMENICK ANTHONY SIMONETTI AND DENISE SIMONETTI WALL, as joint tenants, with right of survivorship the following described real estate situated in SHELBY County, Alabama to: wit:

Lot 81 according to the Survey of Final Plat of Wynlake
Phase 4b as recorded in Map book 22, Page 63, Shelby
County, Alabama Records.

This conveyance is hereby made subject to restrictions,
easements and rights of way of record in the Probate
Office of Shelby County, Alabama

GRANTEE'S ADDRESS: 272 Wynlake Drive, Alabaster, AL 35007

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; 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 grantees, 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid that I will and my heirs, executors and administrators shall warrant and defend the same of 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 7th day of December 2023.

WITNESS

JO ANN D. SIMONETTI, GRANTOR

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Adam W. Holmes, a Notary Public in and for said County, in said State, hereby certify that JO ANN D. SIMONETTI 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of December A.D., 2023.



NOTARY PUBLIC
My commission expires: 05.23.2026

Shelby County, AL 12/05/2023
State of Alabama
Deed Tax: \$248.00

Real Estate Sales Validation Form

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

Grantor's Name JO ANN D. SIMONETTI Grantee's Name LU ANN SIMONETTI
Mailing Address 272 WYNLAKE DR. Mailing Address COUSINS
ALABASTER, AL 608 GREENWOOD C.
35007 MT OLIVE, AL 35117

Property Address 272 WYNLAKE DR.
ALABASTER AL
35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 247,700



20231205000351090 2/2 \$276.00
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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 12-05-2023

Print JO ANN D. SIMONETTI

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1