

This instrument was prepared by:
Kevin J. Harding, Esq.
Harding & Burke, PLLC
1055 Franklin Avenue, Suite #105
Garden City, NY 11530

Send Tax Notice to:
Joseph W. Cavuoto
1 Debbie Court
Dix Hills, NY 11476

WARRANTY DEED

STATE OF NEW YORK
COUNTY OF NASSAU

KNOW ALL PERSONS BY THESE PRESENT, that in consideration of TEN DOLLARS \$10.00 AND ZERO CENTS, and other good and valuable considerations to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, JOSEPH CAVUOTO, a married man (herein referred to as Grantor), grant, bargain, sell and convey unto, JOSEPH W. CAVUOTO and JANE E. CAVUOTO, as Co-Trustees of the JOSEPH AND JANE CAVUOTO TRUST Under Agreement Dated July 31, 2023, (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to wit:

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of SHELBY, State of Alabama:

Lot 1-03, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO Easements, restrictions, rights of way, and permits of record.

No part of homestead to the Grantor herein.

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, the 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 19th day of December, 2023,

JOSEPH CAVUOTO

STATE OF NEW YORK
COUNTY OF NASSAU

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOSEPH CAVUOTO, 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.

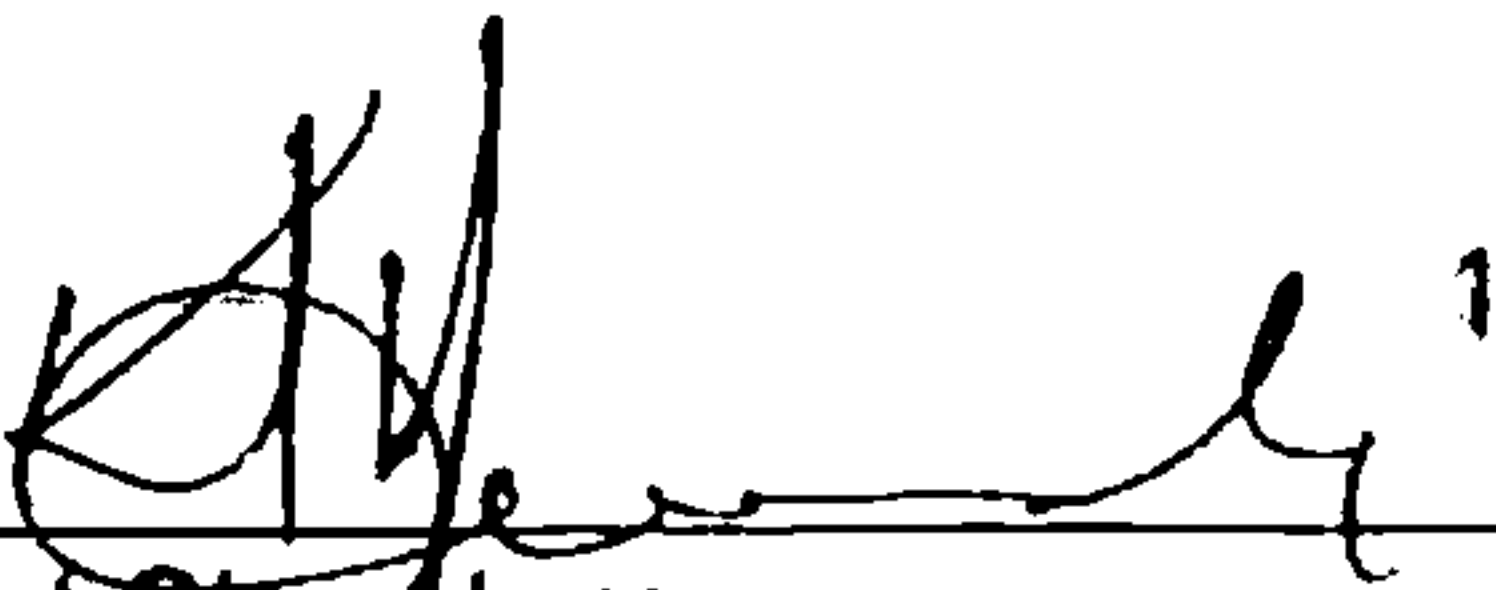
Given under my hand and official seal, this 19th day of December, 2023.

Notary Public

My commission expires:

KEVIN J. HARDING
Notary Public, State of New York
No. 01HA4613098
Qualified in Suffolk County
Commission Expires Dec. 31, 2025

I, KEVIN J. HARDING, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25, 2023 (date of document).


Affiant Signature

December 19, 2023
Date

State of New York
County of Nassau

Sworn to and subscribed before me this 19th day of December, 2023.


Notary's Signature

MY COMMISSION EXPIRES: 12/13/2024

Notary's Seal (if on paper)

CHRISTINE ALT
Notary Public, State of New York
No. 01AL6120019
Qualified in Nassau County
Commission Expires Dec. 13, 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 Joseph Cavuoto
 Mailing Address 1 Debbie Court
Dix Hills, NY 11476

Grantee's Name Joseph W. Cavuoto and Jane E. Cavuoto
 Mailing Address 1 Debbie Court as Co-Trustees
Dix Hills, NY 11476

Property Address 1009 Dunsmore Drive
Chelsea, AL 35043

Date of Sale December 19, 2023
 Total Purchase Price \$ 00.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/08/2024 02:51:54 PM
 \$147.00 JOANN
 20240108000006670

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 117,580.00



Purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Value
☐ Closing Statement

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 12/19/2023

Print Joseph Cavuoto

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1