

20240319000075170
03/19/2024 02:28:15 PM
DEEDS 1/3

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Corporate Chase Center
Suite 400
Hoover, AL 35244

Send Tax Notice To:
Leigh Anne Mize and Zachary
Tyler Mize
210 Stonehaven Trace
Pelham, AL

File: **AL1-24-0208**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Two Hundred Seventy Four Thousand Nine Hundred Dollars And No/100 DOLLARS (\$274,900.00)** and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, **Margaret M. Fucci and James R. Fucci, a married couple** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Leigh Anne Mize and Zachary Tyler Mize** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of **Shelby**, Alabama, to-wit:

Lot 226, according to the Survey of The Glen at Stonehaven, as recorded in Map book 26 Page 91 in the Probate Office of Shelby County, Alabama.


Purchase Money Mortgage in the amount of \$280,810.00 is being recorded simultaneously herewith.

This conveyance is made subject to any and all covenants, restrictions, reservations, easements and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

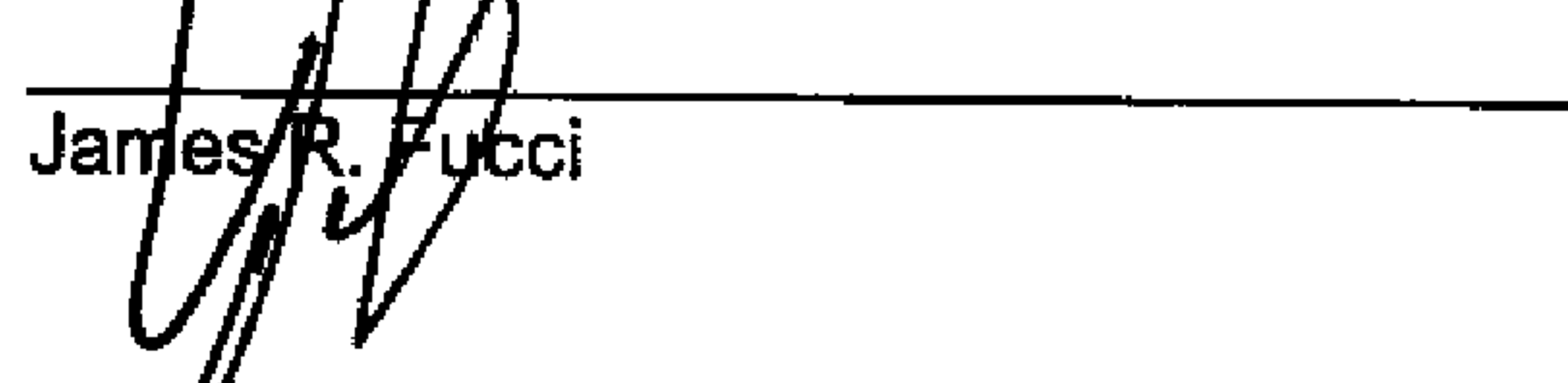
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 19th day of March, 2024



Margaret M. Fucci



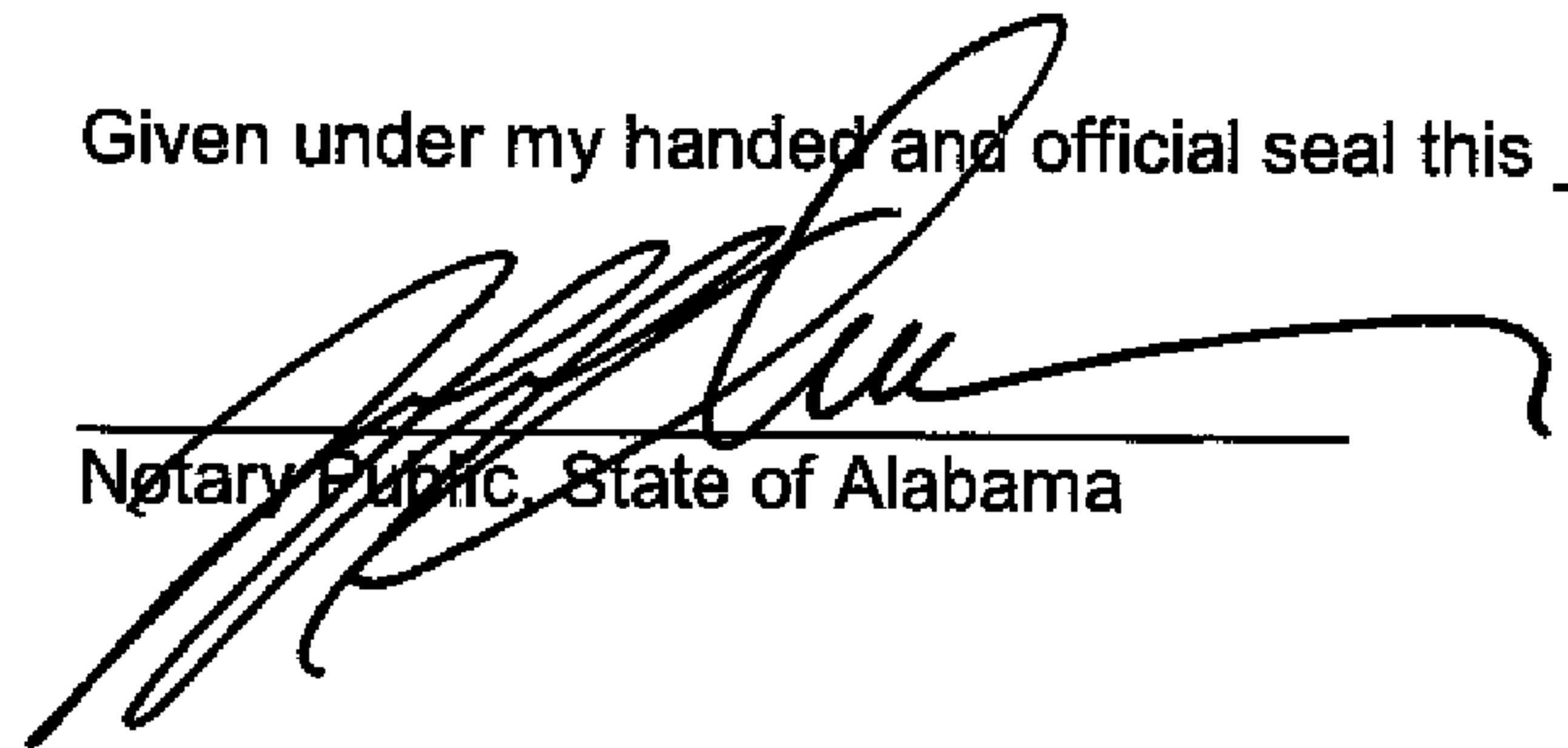
James R. Fucci

STATE OF ALABAMA

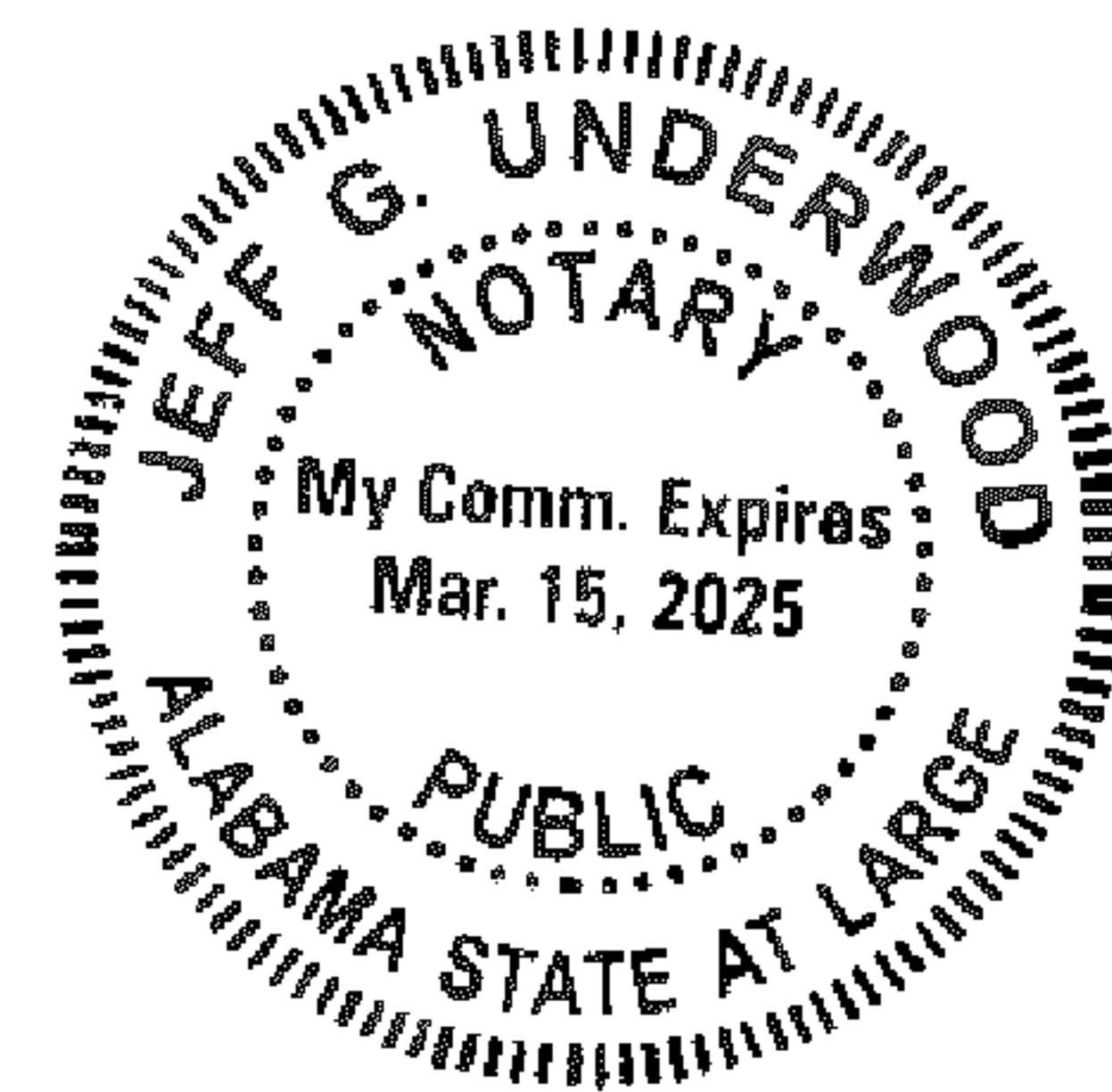
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh Anne Mize and Zachary Tyler Mis, 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 conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2024



Notary Public, State of Alabama



Grantor's Address: 210 Stonehaven Trace, Pelham AL 35124
Grantee's Address: 113 Royal Chase Drive, Pelham AL 35124
Property Address: 210 Stonehaven Trace, Pelham, AL35124

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Margaret M. Fucci and James R. Fucci

Grantee's Name: Leigh Anne Mize and Zachary Tyler Mize

Mailing Address: 5314 10th Ave S
Birmingham, AL 35222

Mailing Address: 210 Stonehaven Trace
Pelham, AL 35124

Property Address: 210 Stonehaven Trace
Pelham, AL

Date of Sale: March 19, 2024

Total Purchase Price: \$274,900.00

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: _____

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: 3/19/24

Print: Aldridge P. Co LLP
by Jeff Underwood, Esq

Unattested _____
(verified by)

Sign: _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2024 02:28:15 PM
\$29.00 BRITTANI
20240319000075170

Alvin S. Beal